

AGENDA SEPTEMBER 26, 2024  
LAKEWOOD TOWNSHIP COMMITTEE MEETING  
REGULAR MEETING 5:30 PM

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 5, 2024.

(A) ROLL CALL - MEETING BEGINS AT 5:30 P. M. The public is welcome to participate using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password is: 26304329144. The phone number is (408) 418-9388. 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 video button to be recognized via computer. Comments may also be emailed to [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov). This meeting is viewable/ recorded on Townhall Streams at <https://townhallstreams.com>

(B) SALUTE TO THE FLAG AND PRAYER

(C) APPROVAL OF MINUTES: SEPTEMBER 12, 2024

(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. 2024-0352 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Locust Equities, LLC, In Connection With SP #2027 (Locust St) Block 1086 Lot 20
- (D)2. 2024-0353 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing Performance Guarantee Posted By Meir Singer In Connection With 109 Forest Drive Block 12.03, Lot 25
- (D)3. 2024-0354 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By 74-80 Broadway LLC, In Connection With SP #2404 (Broadway) Block 1044 Lots 4.01-54.05
- (D)4. 2024-0355 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Cross Equities, LLC & 590 Atlantic Cross And Drake, LLC, In Connection With ZB# 4027B (West Cross St) Block 251.02 Lots 90, Future Lots 98.04 & 98.05
- (D)5. 2024-0356 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted

By WW Holdings, LLC In Connection With SD 1812 (Vine Avenue) Block 763 Lots 4 & 5

- (D)6. 2024-0357 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For “August Drive And Brookfield Drive NJDOT FY 2023 Roadway Improvements” Project To “Earle Asphalt Company” Pursuant To And In Accordance With N.J.S.A. 40a:11-1 Et Seq
- (D)7. 2024-0358 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 In Connection With A Project Known As “2022 Road Improvement Program – Phase 1”
- (D)8. 2024-0359 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2024 Municipal Budget For Funding Of NJ State 2024 Clean Communities Grant
- (D)9. 2024-0360 Resolution Of The Township Committee Of The Township Of Lakewood Authorizing The Mayor To Sign A Revocable License Agreement With Paul Hellman For Installation Of A Radiant Heat Sidewalk At 1505 Long Beach Avenue, Lakewood
- (D)10. 2024-0361 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing To Hire Three New Full-Time Regular Police Officers
- (D)11. 2024-0362 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2024 Municipal Budget For Funding Of US Dept of HUD Water, Sewer and Road Improvements
- (D)12. 2024-0363 A Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing Submission Of A Project Request To The Urban Enterprise Zone Authority For The Purpose Of A Lakewood UEZ Parking Area Project
- (D)13. 2024-0364 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The Urban Enterprise Zone Authority For The Administration Of The Lakewood Urban Enterprise Program For Fiscal Year 2025
- (D)14. 2024-0365 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Submission Of A Project Request To The Urban Enterprise Zone Authority For A Financial Assistance Program
- (D)15. 2024-0366 A Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Corporation Authorizing Acceptance Of Foreign Trade Zone #235 Lakewood NJ Minor Boundary Modification Application
- (D)16. 2024-0367 A Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Use Of Second-Generation

Funds For Performing Due Diligence Reports

- (D)17. 2024-0368 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Approving The Issuance Of Bonds By The Public Finance Authority For The Benefit Of Beth Medrash Govoha Of America
- (D)18. 2024-0369 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Congregation Khal Bais Avraham, Inc. In Connection With SP #2256 (Poplar St & West County Line Rd) Block 1.05, Lot 12
- (D)19. 2024-0370 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Yeshiva Toras Menachem, In Connection With SP #2308 (Swarthmore Ave.), For Block 1606, Lot 16
- (D)20. 2024-0371 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Performance Guarantee (First Reduction) Posted By Somerset NH Equity, LLC In Connection With ZB # 4139A (New Hampshire Ave.), For Block 1248, Lot 1
- (D)21. 2024-0372 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By G & E Realty, LLC (Formerly Baron Builders, LLC) In Connection With SP #2263 (East County Line Rd), Block 208, Lot 9
- (D)22. 2024-0373 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Congregation Talmud Torah, Inc. In Connection With SP #2241 (Pine St), Block 855.01, Lot 21.02
- (D)23. 2024-0374 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Overpayment On A Parcel No Loner Assessed On Block 548 Lot 44
- (D)24. 2024-0375 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of A Homestead Benefit On Block 1248 Lot 716.01

(E) ORDINANCES FIRST READING - Public Hearing Scheduled For

- (E)1. 2024-038 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 11-21.2 Entitled "Three-Way Stops" (Ridge And Shemen)
- (E)2. 2024-039 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Cancel Any And All Principal For Taxes For The Tax Years 2022 And 2023 Due On Block 415, Lot 13, Owned By Bais Havaad

Linyone Mishpat Pursuant To And In Accordance With N.J.S.A.  
54:4-3.6c

- (E)3. 2024-040 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Recognizing The Newport Improvement District And Providing A Means To Recapture The Cost Of Various Local Improvements By The Developer And The Township In Accordance With N.J.S.A. 40:56-1 Et Seq.
- (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 or during the meeting via comments@lakewoodnj.gov. Please include your name and address for the record.
- (F)1. 2024-034 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XVIII, Entitled "Unified Development Ordinance", Of The Revised General Ordinances Of The Township Of Lakewood To Create And Adopt Standards For A School Overlay Zone
- (F)2. 2024-035 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Recognizing The Newport Improvement District And Providing A Means To Recapture The Cost Of Various Local Improvements By The Developer And The Township In Accordance With N.J.S.A. 40:56-1 Et Seq.
- (F)3. 2024-036 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Cancel Any And All Taxes For The Tax Year 2023 Due On Block 445, Lot 9.05, Owned By Congregation Prospect Square Inc. Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c
- (G) MOTION TO APPROVE BILL LIST: September 24, 2024
- (H) PUBLIC COMMENT: Comments may be made live via Cisco-WebEx; via email up until 11:30 am on the day of the meeting at premeetingcomments@lakewoodnj.gov or during the meeting via comments@lakewoodnj.gov. Please include your name and address for the record.
- (I) COMMENTS FROM COMMITTEE MEMBERS
- (J) CLOSED SESSION - IF NECESSARY
- (K) ADJOURNMENT

**RESOLUTION # 2024- 352**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY LOCUST EQUITIES, LLC, IN CONNECTION WITH SP #2027 (LOCUST  
ST) BLOCK 1086 LOT 20**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Locust Equities, LLC, in the form of a Bond # CM100748 dated August 6, 2019 in the amount of \$94,070.00 issued by First Indemnity of America Insurance Company, in connection with SP # 2027, Block 1086, Lot 20 and,

**WHEREAS**, under date of September 9, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 47,070.00.
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, including but not limited to the sight triangle easements, shade tree and utility easement and the utility easement, along with two (2) paper prints, as per 18-705.A.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall maintain a balance of \$4,400.33 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
6. The Applicant shall provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.

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. Locust Equities, 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 **September 26, 2024.**

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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

September 9, 2024  
RVE Job No. 151511098

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

**DEVELOPER:** Locust Equities, LLC  
**APPLICATION NUMBER:** SP 2027 (Locust St)  
**BLOCK:** 1086      **LOT:** 20

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. CM100748
- Issued by: First Indemnity of America Insurance Company
- Amount of Guarantee: \$94,070.00
- Date of Bond: August 6, 2019

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

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

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

- 1) Posting a two-year Maintenance Guarantee in the amount of \$47,070.00, 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, including but not limited to the sight triangle easements, shade tree and utility easement and the utility easement, along with two (2) paper prints, as per 18-705.A.
- 3) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 4) Maintenance of a \$4,400.33 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 5) Provide a final release letter from Ocean County Soil Conservation District.
- 6) Provide a letter of final acceptance from the Ocean County Engineer's Office for all road improvements along county roads.

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  
John N. Ernst, P.E., P.P., Ocean County Engineer  
Locust Equities, LLC – 485 Locust Street, Lakewood, NJ 08701 ([moe@miznj.com](mailto:moe@miznj.com))



**RESOLUTION # 2024- 353**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, RELEASING PERFORMANCE  
GUARANTEE POSTED BY MEIR SINGER IN  
CONNECTION WITH 109 FOREST DRIVE  
BLOCK 12.03, LOT 25**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Meir Singer, in the form of Bond #63809630 dated October 5, 2018 in the amount of \$10,720.00 issued by Western Surety Company, in connection with 109 Forest Drive, Block 12.03 Lot 25 and,

**WHEREAS**, under date of September 11, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid; and

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

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

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

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024.**

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



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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Patrick Donnelly, Municipal Manager

**September 11, 2024**  
RVE Job No. 151511032

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

**DEVELOPER:** Meir Singer  
**APPLICATION NUMBER:** N/A (109 Forest Drive)  
**BLOCK #:** 12.03      **LOT(S) #:** 25

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

1. Performance Guarantee: Bond # 63809630
2. Issued By: Western Surety Company
3. Amount: \$10,720.00
4. Date: October 5, 2018

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/PD:

cc: Phil Roux, Director of Public Works  
Lauren Kirkman, Township Clerk  
Steven Secare, Township Attorney  
Meir Singer – 109 Forest Drive, Lakewood, NJ 08701 (ms@chcgrp.com)

**RESOLUTION # 2024- 357**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY 74-80 BROADWAY LLC, IN CONNECTION WITH SP #2404  
(BROADWAY) BLOCK 1044 LOTS 4.01-54.05**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by 74-80 Broadway LLC, in the form of a Bond # GM216529 dated February 15, 2022 in the amount of \$25,760.00 issued by Great Midwest Insurance Company in connection with SP # 2404, Block 1044, Lots 4.01-54.05 and,

**WHEREAS**, under date of September 9, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 12,030.00 (\$1,260 for public improvements, \$1,600 for perimeter buffer and \$9,170 for stormwater).
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, including but not limited to the sight triangle easements, shade tree and utility easement and the utility easement, along with two (2) paper prints, as per 18-705.A.
3. The Applicant shall provide proof of filing and recording of Stormwater Maintenance Manual, which has been approved by this office.
4. The Applicant shall maintain a balance of \$500.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
5. The Applicant shall provide additional escrow payment in the amount of \$1,500 to the Township Engineer to replenish the escrow account and maintain the \$500 balance.

6. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
  
7. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. 74-80 Broadway 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 **September 26, 2024.**

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



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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Patrick Donnelly, Municipal Manager

**September 9, 2024**  
RVE Job No. 151511388

**RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**

**DEVELOPER:** 74-80 Broadway LLC  
**APPLICATION #:** SP 2404 (Broadway)  
**BLOCK:** 1044      **LOT:** 4.01-54.05

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

1. Performance Guarantee: Bond No. GM216529
2. Issued by: Great Midwest Insurance Company
3. Amount of Guarantee: \$25,760.00
4. Date of Bond: February 15, 2022

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

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

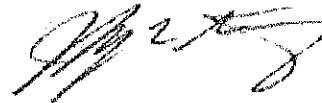
I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee. The release should be subject to

- 1) Posting a two-year Maintenance Guarantee in the amount of \$12,030.00 (\$1,260 for public improvements, \$1,600 for perimeter buffer and \$9,170 for stormwater), 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 including but not limited to the sight triangle easement and the shade tree and utility easement, along with two (2) paper prints, as per 18-705.A.
- 3) Provide proof of filing and recording of Stormwater Maintenance Manual, which has been reviewed and approved by this office.
- 4) Maintenance of a \$500 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 5) Provide a final release letter from Ocean County Soil Conservation District.

Also, please note that the engineering inspection escrow for this project is depleted. Please forward additional escrow in the amount of \$1,500 to this office to replenish your account and to maintain the \$500 balance above.

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  
74-80 Broadway, LLC – 40 Middleton Street, Apt 2B, Brooklyn, NY 11206 (7480broadway@gmail.com)

**RESOLUTION # 2024- 355**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY CROSS EQUITIES, LLC & 590 ATLANTIC CROSS AND DRAKE, LLC, IN  
CONNECTION WITH ZB# 4027B (WEST CROSS ST) BLOCK 251.02 LOTS 90, FUTURE LOTS  
98.04 & 98.05**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Cross Equities, LLC & 590 Atlantic Cross and Drake, LLC, in the form of a Bond # CM100909 dated October 15, 2020 in the amount of \$721,664.23 with a First Reduction in the amount of \$216,499.27 on January 19, 2023 issued by First Indemnity of America Insurance Company, in connection with ZB # 4027B, Block 251.02, Lots 90, future lots 98.04 & 98.05 and,

**WHEREAS**, under date of September 11, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 109,550.00.
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 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 provide Stormwater Maintenance Fee in the amount of \$22,000.00.
6. The Applicant shall maintain a balance of \$4,210.00 in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.

7. The Applicant shall provide a final release letter from Ocean County Soil Conservation District.
8. The Applicant shall provide a letter of final acceptance from the Ocean County Engineering Dept. for all road improvements along county roads.
9. The Applicant shall provide a letter from the homeowners of Lots 90.04 and 90.05 that they have received, reviewed, and understand the issues contained in the October 12, 2023 and March 12, 2024 FWH Associates letters and have no issues accepting and maintaining the system with the sediment in the said system, subject to a favorable finding in the future video inspection.
10. The Applicant shall provide a letter agreeing to the condition that Recharge No. 14 and 15 shall be video inspected after 20 months of the date of the Township Engineer letter, September 11, 2024, so that this condition does not prevent the bond from being released for 20 months.
11. The Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. Cross Equities, LLC & 590 Atlantic Cross and Drake, 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 **September 26, 2024.**

---

Lauren Kirkman RMC, CMR  
Township Clerk





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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Patrick Donnelly, Municipal Manager

**August 23, 2024**  
RVE Job No. 15151024

**RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**

**DEVELOPER:** Cross Equities, LLC & 590 Atlantic Cross and Drake, LLC  
**APPLICATION #:** ZB 4027A (Drake Rd)  
**BLOCK:** 251.02      **LOT:** 98

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: No. CM100908
- Issued By: First Indemnity of America Insurance Company
- Amount: \$471,133.90 Original / \$141,339.17 1st Reduction
- Date: October 15, 2020 Original

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

As per the approval the stormwater management system within the right-of-way and shade tree easement shall be maintained by the Township of Lakewood. The systems in the rear yards of Lots 98.02, 98.03 and 98.04 shall be maintained by the respective home owners.

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

- Auburn Court, from cul-de-sac to Rustic Road.
- Rustic Road, from West Cross Street to Drake Road.

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

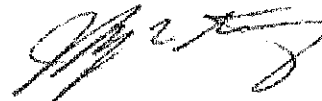
- 1) Posting a two-year Maintenance Guarantee in the amount of \$67,920.00, with attached Maintenance Bond Form;
- 2) Provide a letter from a Licensed Land Surveyor certifying that the monuments shown on the Filed Map have been set, where applicable.
- 3) As per 18-705.A "as-built" plans and profiles 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) Stormwater Maintenance Fee in the amount of \$9,000
- 6) Maintenance of a \$2,589.62 balance in the Engineering Inspection Escrow Account, after outstanding invoices are paid, to defray continued inspection and bond administration services during the remainder of the maintenance periods.
- 7) Provide a final release letter from Ocean County Soil Conservation District.

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  
Cross Equities, LLC – 210 Ocean Avenue, Lakewood, NJ 08701 (nechama@nekasolutions.com)

**RESOLUTION # 2024- 356**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, RELEASING A PERFORMANCE GUARANTEE  
POSTED BY WW HOLDINGS, LLC, IN CONNECTION WITH SD 1812 (VINE  
AVENUE) BLOCK 763 LOTS 4 & 5**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by WW Holdings, LLC, in the form of a Bond No. CT020258 dated October 2, 2014 in the amount of \$185,310.00 with a First Reduction in the amount of \$55,593.00 on January 19, 2018 issued by First Indemnity of America Insurance Company, in connection with SD # 1812, Block 763, Lots 4 & 5 and,

**WHEREAS**, under date of September 18, 2024, the Township Engineer did recommend a release of the performance guarantee aforesaid;

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

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

1. That the performance guarantee aforesaid, be and hereby is released contingent upon the applicant posting a two-year Maintenance Guarantee in the amount of \$ 23,160.00.
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 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 \$772.13 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 Township Clerk shall forward a certified copy of the Resolution to the following:
  - a. Township Engineer;
  - b. Chief Financial Officer
  - c. WW 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 September 26, 2024.

---

Lauren Kirkman RMC, CMR  
Township Clerk



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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Patrick Donnelly, Municipal Manager

**September 18, 2024**  
RVE Job No. 15151530

**RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE**

**DEVELOPER:** WW Holdings, LLC  
**APPLICATION NUMBER:** SD 1812 (Vine Avenue)  
**BLOCK #:** 763      **LOT(S) #:** 4 & 5

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

1. Performance Guarantee: Bond No. CT020258
2. Issued By: First Indemnity of America Insurance Company
3. Amount: \$185,310.00 Original / \$55,593.00 1st Reduction
4. Date: October 2, 2014 Original / January 19, 2018 1st Reduction

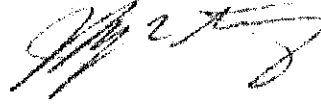
The obligor may request either a partial or complete reduction of his performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have 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.

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 \$23,160.00, with attached Maintenance Bond Form.
- 2) Provide a letter from a Licensed Land Surveyor certifying that the monuments shown on the File Map have been set, where applicable.
- 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 **\$772.13** 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.

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

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



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

JWS/PD:

cc: Phil Roux, Director of Public Works  
Lauren Kirkman, Township Clerk  
Ocean County Soil Conservation District  
John N. Ernst, P.E., P.P., Ocean County Engineer  
Steven Secare, Township Attorney  
WW Holdings, LLC – 2 Negba Street, Lakewood, NJ 08701 ([pinnywohl@gmail.com](mailto:pinnywohl@gmail.com))

(D)6.2024-0357

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Bid Award For "August Drive And Brookfield Drive NJDOT FY 2023 Roadway Improvements" Project To "Earle Asphalt Company" 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 September 5, 2024 at the Lakewood Township Municipal Building for the August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project; and

WHEREAS, 6 bids were received; and

WHEREAS, the bid from EARLE ASPHALT COMPANY, FARMINGDALE, NJ was the lowest responsive and responsible bid for the August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project at a cost of \$545,313.13; and

WHEREAS, the Township's Consulting Engineer, Colliers Engineering & Design, 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 \$545,313.13 in the 2024 budget from account C-04-24-002-300-306 and C-04-24-002-300-406; 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 August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project for an amount not to exceed a total cost of \$545,313.13 be awarded to EARLE ASPHALT COMPANY, FARMINGDALE, NJ. Said contract award is subject to review and concurrence by the New Jersey Department of Transportation.
2. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Municipal Manager
  - B. Chief Financial Officer
  - C. Township Consulting Engineer
  - D. Purchasing Agent
  - E. NJDOT
  - F. Earle Asphalt Company, Farmingdale, NJ
  - G. 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 **September 26, 2024**.

**RESOLUTION # 2024- 358**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, AUTHORIZING THE BID AWARD FOR “AUGUST  
DRIVE AND BROOKFIELD DRIVE NJDOT FY 2023 ROADWAY IMPROVEMENTS”  
PROJECT TO “EARLE ASPHALT COMPANY” 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 September 5, 2024 at the Lakewood Township Municipal Building for the August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project; and

**WHEREAS**, 6 bids were received; and

**WHEREAS**, the bid from EARLE ASPHALT COMPANY, FARMINGDALE, NJ was the lowest responsive and responsible bid for the August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project at a cost of \$545,313.13; and

**WHEREAS**, the Township’s Consulting Engineer, Colliers Engineering & Design, 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 \$545,313.13 in the 2024 budget from accounts C-04-23-010-300-303, C-04-23-010-400-403, C-04-24-002-300-304 and C-04-24-002-400-404; 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 August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project for an amount not to exceed a total cost of \$545,313.13 be awarded to EARLE ASPHALT COMPANY, FARMINGDALE, NJ. Said contract award is subject to review and concurrence by the New Jersey Department of Transportation.
2. That the Mayor or Deputy Mayor, or their designee, are hereby authorized to execute and the Township Clerk to attest to a contract for the August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project.



3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
- A. Municipal Manager
  - B. Chief Financial Officer
  - C. Township Consulting Engineer
  - D. Purchasing Agent
  - E. Earle Asphalt Company, Farmingdale, NJ
  - F. Public Works

**CERTIFICATION**

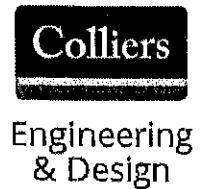
I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024**.

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

I hereby certify there are sufficient legally appropriated funds for the above purpose in Bond Ordinance 2023-010, adopted on March 16, 2023 and Bond Ordinance 2024-002 adopted on February 15, 2024, of the Township of Lakewood. The above funds have been certified as available in – Account No. C-04-24-002-300-304 and C-04-24-002-400-404.

\_\_\_\_\_  
Peter O'Reilly,  
Chief Financial Officer

101 Crawfords Corner Road  
Suite 3400  
Holmdel, New Jersey 07733  
Main: 877 627 3772



September 13, 2024

**VIA EMAIL**

Mayor & Township Committee  
Township of Lakewood  
231 Third Street  
Lakewood, NJ 08701

Recommendation of Award  
August Drive & Brookfield Drive  
NJDOT FY 2023 Roadway Improvements  
Colliers Engineering & Design Project No. 22013151A

Dear Mayor & Committee Members,

On September 5, 2024, bids were received at the Township of Lakewood Municipal Building for the August Drive and Brookfield Drive NJDOT FY 2023 Roadway Improvements project. The Notice to Bidders was advertised in the newspaper as required by law.

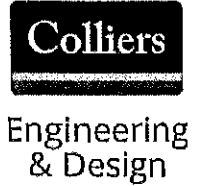
The scope of the project includes, but is not limited to road reconstruction, milling, paving, concrete sidewalk, concrete driveway aprons, curb ramps, detectable warning surfaces, curb, pavement striping, inlet repairs, installation of inlets and pipes, and site restoration.

Bids were received from six (6) contractors and the results are summarized below. A detailed Bid Tabulation is attached.

<b>Bidder</b>	<b>Total Base Bid</b>
<b>Earle Asphalt Company, Farmingdale, NJ</b>	<b>\$545,313.13</b>
<b>Lucas Brothers, Inc.</b>	<b>\$560,000.00</b>
<b>Meco, Inc. of Clarksburg, NJ</b>	<b>\$612,083.50</b>
<b>Black Rock Enterprises, LLC of Old Bridge NJ</b>	<b>\$613,153.60</b>
<b>Lancha Construction Corp., Jamesburg, NJ</b>	<b>\$631,102.44</b>
<b>Seacoast, East Brunswick, NJ</b>	<b>\$653,699.56</b>

We have reviewed the bid proposal submitted by the apparent low qualified bidder, Earle Asphalt Company of Farmingdale, NJ and find it to be reasonable, complete and within budget. We have previously worked with Earle Asphalt Company, and their work has been satisfactory.

Therefore, we recommend the Committee approve a Resolution of Award to Earle Asphalt Company of Farmingdale, NJ in the amount of **\$545,313.13**, subject to availability of funds and review and approval by the Township Attorney.



Should you have any questions regarding our recommendation, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design  
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "R.M. Mannix".

Robert M. Mannix, PE, PP, CME  
Senior Project Manager

RMM/dpm  
Enclosure

cc: Patrick Donnelly, Township Manager (via email)  
Steven Secare, Esq., Township Attorney (via email)  
Yehuda Abraham, Director of Purchasing/Risk Manager (via email)  
Anthony Poklasny, Senior Engineer (via email)  
Peter O'Reilly, CFO (via email)  
James Priolo, Colliers Engineering & Design (via email)  
David Nicola, Colliers Engineering & Design (via email)  
Scott MacFadden, Colliers Engineering & Design (via email)

(D)7.2024-0358

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 In Connection With A Project Known As "2022 Road Improvement Program -- Phase 1"

WHEREAS, the Consulting Township Engineer for the 2022 ROAD IMPROVEMENT PROGRAM -- PHASE 1 has recommended that the Township Committee approve the following Change Order for the following costs with Earle Asphalt Company, P. O. Box 556, Farmingdale, NJ 0772.

Amount of Original Contract: \$2,072,913.13

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

**ADDITIONS**

Supplemental Quantities \$ 64,874.35

Adjusted Amount Based on Change Order \$ 2,137,787.48

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

WHEREAS, the total amount of Change Orders to date leaves the contract price at \$2,137,787.48; 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 \$64,874.35 in account C-04-24-002-400-404; and

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

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

1. That the Mayor and or his designee and the Consulting Township Engineer (Colliers Engineering & Design) are authorized to execute and the Clerk to attest to the Change Order aforesaid.
2. That the Township Committee does hereby express its approval and authorization of such Change Order.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Mayor;
  - B. Township Manager;
  - C. Chief Financial Officer;
  - D. Collier's Engineering & Design;
  - E. Earle Asphalt Company

**CERTIFICATION**

**RESOLUTION #2024- 358**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION CHANGE ORDER NUMBER 1 IN CONNECTION WITH A PROJECT KNOWN AS "2022 ROAD IMPROVEMENT PROGRAM – PHASE 1"**

**WHEREAS**, the Consulting Township Engineer for the **2022 ROAD IMPROVEMENT PROGRAM – PHASE 1** has recommended that the Township Committee approve the following Change Order for the following costs with Earle Asphalt Company, P. O. Box 556, Farmingdale, NJ 0772.

Amount of Original Contract: \$2,072,913.13

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

**ADDITIONS**

Supplemental Quantities \$ 64,874.35

Adjusted Amount Based on Change Order \$ 2,137,787.48

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

**WHEREAS**, the total amount of Change Orders to date leaves the contract price at \$2,137,787.48; 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 \$64,874.35 in account C-04-24-002-400-404; and

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

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

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

3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
- A. Mayor;
  - B. Township Manager;
  - C. Chief Financial Officer;
  - D. Collier's Engineering & Design;
  - E. Earle Asphalt Company

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024.**

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

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, William Rieker, Chief Financial Officer for the Township of Lakewood, do hereby certify that there are sufficient legally appropriated funds for the above purpose in the year 2024 Official Budget of the Township of Lakewood. The above funds have been certified as available in Account No. C-04-24-002-400-404.

\_\_\_\_\_  
Peter O'Reilly, Chief Financial Officer

(D)8.2024-0359

Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing The Insertion Of A Special Item Of Revenue Into The 2024 Municipal Budget For Funding Of NJ State 2024 Clean Communities Grant

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2024 in the sum One Hundred Eighty Five Thousand, Eight Hundred Three dollars and 62/100 (\$185,803.62), which item is now available as:

REVENUE:

NJ State Clean Communities Grant 2024 \$185,803.62

APPROPRIATION:

NJ State Clean Communities Grant 2024 \$185,803.62

BE IT FURTHER RESOLVED that the above is a result of funds being made available from State of New Jersey Clean Communities Account.

BE IT FURTHER RESOLVED that the Township Clerk shall forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

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. Township Auditor.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024**.

---

**RESOLUTION #2024-359**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, AUTHORIZING THE INSERTION  
OF A SPECIAL ITEM OF REVENUE INTO THE  
2024 MUNICIPAL BUDGET FOR FUNDING OF  
NJ STATE 2024 CLEAN COMMUNITIES GRANT**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2024 in the sum **One Hundred Eighty Five Thousand, Eight Hundred Three dollars and 62/100 (\$185,803.62)**, which item is now available as:

**REVENUE:**

NJ State Clean Communities Grant 2024	\$185,803.62
---------------------------------------	--------------

**APPROPRIATION:**

NJ State Clean Communities Grant 2024	\$185,803.62
---------------------------------------	--------------

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from State of New Jersey Clean Communities Account.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

**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. Township Auditor.

**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 **September 26<sup>th</sup>, 2024**.

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



2024 - 360

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LAKEWOOD AUTHORIZING THE MAYOR TO SIGN A REVOCABLE LICENSE AGREEMENT WITH PAUL HELLMAN FOR INSTALLATION OF A RADIANT HEAT SIDEWALK AT 1505 LONG BEACH AVENUE, LAKEWOOD**

**WHEREAS, PAUL HELLMAN** residing at 1505 Long Beach Avenue, owns Block 189.16 Lot 12 on the tax map of the Township of Lakewood; and

**WHEREAS, PAUL HELLMAN** seeks to install a radiant heat sidewalk within the public Right of Way immediately adjacent to his property located at Block 189.16 Lot 12 in lieu of a standard sidewalk, but built in accordance with the township's codes and standards; and

**WHEREAS,** Assistant Township engineer William Schwarz, P.E., has reviewed the attached Residential Grading Plan in conjunction with the request to install radiant heat in the sidewalk in front of Mr. Hellman's property, and has recommended the proposed revocable license therefor; and

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

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

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

1. That the Mayor is hereby authorized to sign, and the municipal clerk to attest to a revocable License Agreement between the Township of Lakewood and **PAUL HELLMAN** to install a radiant heat sidewalk within the public Right of Way immediately adjacent to its property located at Block 189.16 Lot 12 in lieu of a standard sidewalk, in the form annexed hereto.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:

A. All Interested Parties

(D)10.2024-0361

Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing To Hire Three New Full-Time Regular Police Officers

WHEREAS, due to staffing needs, and in order to maintain the health, safety and welfare of the public at large, the Township of Lakewood has determined that it is necessary to hire three (3) rank and file police officers for the Township; and

WHEREAS, the Chief of Police has recommended that the Township of Lakewood appoints Brandon Giuliano, as a Lakewood Township Police Officer effective April 15, 2024; and James Komsa, as Lakewood Township Police Officer effective April 15, 2024; and Freddie Torres, as a Lakewood Township Police Officer effective August 26, 2024; and

WHEREAS, appointees Brandon Giuliano, James Komsa and Freddie Torres are certified Class II officers who will require a waiver issued by the New Jersey Police Training Commission ("PTC"); and

WHEREAS, a PTC waiver is issued to officers who have graduated from a PTC approved academy and who only require a few courses of instruction for full certification; and

WHEREAS, the Township Committee of the Township of Lakewood believes that the hiring of the new police officers as referenced above is in the best interests of the health, safety and welfare of the Township's residents.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lakewood, County of Ocean and State of New Jersey, to appoint the following:

1. Brandon Giuliano and James Komsa as entry level police officers, effective April 15, 2024
2. Freddie Torres as an entry level police officer, effective August 26, 2024.

BE IT FURTHER RESOLVED that the Chief of Police or his designee, Mayor, Administrator, Clerk or Human Resource Department are authorized to complete all paperwork necessary to confirm these appointments with the New Jersey Police Training Commission for the issuance of the officers PTC waiver.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

ATTACHMENTS:

Description

Resolution

**RESOLUTION #2024- 361**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING TO HIRE THREE NEW FULL-TIME REGULAR POLICE OFFICERS**

**WHEREAS**, due to staffing needs, and in order to maintain the health, safety and welfare of the public at large, the Township of Lakewood has determined that it is necessary to hire three (3) rank and file police officers for the Township; and

**WHEREAS**, the Chief of Police has recommended that the Township of Lakewood appoints Brandon Giuliano, as a Lakewood Township Police Officer effective April 15, 2024; and James Komsa, as Lakewood Township Police Officer effective April 15, 2024; and Freddie Torres, as a Lakewood Township Police Officer effective August 26, 2024; and

**WHEREAS**, appointees Brandon Giuliano, James Komsa and Freddie Torres are certified Class II officers who will require a waiver issued by the New Jersey Police Training Commission (“PTC”); and

**WHEREAS**, a PTC waiver is issued to officers who have graduated from a PTC approved academy and who only require a few courses of instruction for full certification; and

**WHEREAS**, the Township Committee of the Township of Lakewood believes that the hiring of the new police officers as referenced above is in the best interests of the health, safety and welfare of the Township’s residents.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Lakewood, County of Ocean and State of New Jersey, to appoint the following:

1. Brandon Giuliano and James Komsa as entry level police officers, effective April 15, 2024
2. Freddie Torres as an entry level police officer, effective August 26, 2024.

**BE IT FURTHER RESOLVED** that the Chief of Police or his designee, Mayor, Administrator, Clerk or Human Resource Department are authorized to complete all paperwork necessary to confirm these appointments with the New Jersey Police Training Commission for the issuance of the officers PTC waiver.

**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 **September 26, 2024**.

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

**RESOLUTION #2024- 36 2**

**RESOLUTION OF THE TOWNSHIP OF  
LAKEWOOD, COUNTY OF OCEAN, STATE OF  
NEW JERSEY, AUTHORIZING THE INSERTION  
OF A SPECIAL ITEM OF REVENUE INTO THE  
2024 MUNICIPAL BUDGET FOR FUNDING OF  
US DEPT HUD WATER, SEWER AND ROAD IMPROVEMENTS**

**WHEREAS, N.J.S.A. 40A:4-87** provides that the Director of the Division of the Local Government Services may approve the insertion of any special items of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and,

**WHEREAS,** said Director may also approve the insertion of any item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an additional item of revenue in the budget for the year 2024 in the sum **One Million, Sixty One Thousand, Four Hundred Sixty Nine dollars and 00/100 (\$1,061,469.00)**, which item is now available as:

**REVENUE:**

HUD B-24-CP-NJ-1440 Water, Sewer and Road Improvements      \$1,061,469.00

**APPROPRIATION:**

HUD B-24-CP-NJ-1440 Water, Sewer and Road Improvements      \$1,061,469.00

**BE IT FURTHER RESOLVED** that the above is a result of funds being made available from US Department of Housing and Urban Development.

**BE IT FURTHER RESOLVED** that the Township Clerk shall forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

**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. Township Auditor.

**RESOLUTION # 2024- 363**

**A RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY AUTHORIZING SUBMISSION OF A PROJECT REQUEST  
TO THE URBAN ENTERPRISE ZONE AUTHORITY FOR THE PURPOSE OF A  
LAKEWOOD UEZ PARKING AREA PROJECT**

**WHEREAS**, the Township of Lakewood wishes to facilitate greater business development and job creation within the downtown which is located within the Lakewood Urban Enterprise Zone boundary; and

**WHEREAS**, the Lakewood Development Corporation (LDC) acquired a certain property in Lakewood NJ, Block 120 Lot 5 called 220 3<sup>rd</sup> Street, Lakewood NJ 08701, so that this acquisition will provide the opportunity to achieve the aforementioned objectives within the Urban Enterprise Zone by continuing a plan to further develop the downtown area and provide for greater parking area; and

**WHEREAS**, the project is consistent with the Township of Lakewood's UEZ Zone Development Plan; and

**WHEREAS**, it is expected that the investment of funds to improve the commercial vitality and access of the Downtown will foster increased incentives to rehabilitate and develop Clifton Avenue as well as business located in its vicinity; and

**WHEREAS**, the LDC consulted with Lakewood Township Department of Public Works regarding the scope of work required to demolish the existing structure and building a parking lot in its place; and

**WHEREAS**, LDC received and estimate of costs for the work to be performed and those costs are \$242,405; and

**WHEREAS**, the Township of Lakewood intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for the Demolition and Building of a new parking lot at 220 3<sup>rd</sup> Street, Lakewood NJ 08701; and

**WHEREAS**, the amount requested for the project is not to exceed **TWO HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$275,000)** which includes funds to be made available for unforeseen expenses relating to the project; and

**WHEREAS**, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds; and

**NOW THEREFORE BE IT RESOLVED**, by the Lakewood Township Committee in the Township of Lakewood, State of New Jersey, does hereby direct the submission of a project application in the amount of \$275,000.00 to the UEZA to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **September 26, 2024**.

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

<b>220 3RD ST MUNICIPAL PARKING LOT EXPANSION</b>				
<b>BLOCK 125</b>				
<b>LOT 5</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
SAWCUTTING, CLEARING, EXCAVATION UNCLASSIFIED TO DEPTH	1560	SY	\$10.00	\$15,600.00
REMOVE EXISITNG HOUSE	2535	SF	\$42.00	\$106,470.00
HOT MIX ASPHALT 9.5M64, 2" THICK	185	TONS	\$95.00	\$17,575.00
HOT MIX ASPHALT BASE COURSE 19M64, 4" THICK	370	TONS	\$90.00	\$33,300.00
6" THICK DENSE GRADED AGGREGATE, 6" THICK	1560	SY	\$12.00	\$18,720.00
6" X 18" CONCRETE CURB	280	LF	\$40.00	\$11,200.00
TRAFFIC MARKINGS	90	SF	\$6.00	\$540.00
4" WHITE LANE STRIPES	500	LF	\$3.00	\$1,500.00
TOPSOIL, SEED AND MULCH FOR FINAL RESTORATION	1	LS	\$5,500.00	\$5,500.00
<b>SUBTOTAL:</b>				<b>\$210,405.00</b>
<b>OPTIONAL:</b>				
LED STREET LIGHTING	8	EA	\$4,000.00	\$32,000.00
<b>SUBTOTAL 2:</b>				<b>\$32,000.00</b>
<b>GRAND TOTAL</b>				<b>242,405.00</b>
<b>PREPARED BY DPW 8/26/2024</b>				

## RESOLUTION 24-09-7

### *A Resolution of the Lakewood Development Corporation Authorizing Submission of a Project Request to the Urban Enterprise Zone Authority for the Purpose of a Lakewood UEZ Parking Area Project*

**WHEREAS**, the Township of Lakewood wishes to facilitate greater business development and job creation within the downtown which is located within the Lakewood Urban Enterprise Zone boundary; and

**WHEREAS**, the Lakewood Development Corporation (LDC) acquired a certain property in Lakewood NJ, Block 120 Lot 5 called 220 3<sup>rd</sup> Street, Lakewood NJ 08701, so that this acquisition will provide the opportunity to achieve the aforementioned objectives within the Urban Enterprise Zone by continuing a plan to further develop the downtown area and provide for greater parking area; and

**WHEREAS**, the project is consistent with the LDC's UEZ Zone Development Plan; and

**WHEREAS**, it is expected that the investment of funds to improve the commercial vitality and access of the Downtown will foster increased incentives to rehabilitate and develop Clifton Avenue as well as business located in its vicinity; and

**WHEREAS**, the LDC consulted with Lakewood Township Department of Public Works regarding the scope of work required to demolish the existing structure and building a parking lot in its place; and

**WHEREAS**, LDC received and estimate of costs for the work to be performed and those costs are \$242,405; and

**WHEREAS**, the LDC intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for the Demolition and Building of a new parking lot at 220 3<sup>rd</sup> Street, Lakewood NJ 08701; and

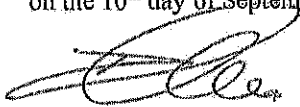
**WHEREAS**, the amount requested for the project is not to exceed **TWO HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$275,000)** which includes funds to be made available for unforeseen expenses relating to the project; and

**WHEREAS**, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds; and

**NOW THEREFORE BE IT RESOLVED**, by the Board of Trustees of the Lakewood Development Corporation does hereby direct the submission of a project application in the amount of \$275,000.00 to the UEZA to evaluate and approve funding from the funds deposited

in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

I HEREBY CERTIFY, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 10<sup>th</sup> day of September 2024



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

220 3RD ST MUNICIPAL PARKING LOT EXPANSION				
BLOCK 125				
LOT 5				
Description	QTY	UNIT	UNIT PRICE	AMOUNT
SAWCUTTING, CLEARING, EXCAVATION UNCLASSIFIED TO DEPTH	1560	SY	\$10.00	\$15,600.00
REMOVE EXISTING HOUSE	2535	SF	\$42.00	\$106,470.00
HOT MIX ASPHALT 9.5M64, 2" THICK	185	TONS	\$95.00	\$17,575.00
HOT MIX ASPHALT BASE COURSE 19M64, 4" THICK	370	TONS	\$90.00	\$33,300.00
6" THICK DENSE GRADED AGGREGATE, 6" THICK	1560	SY	\$12.00	\$18,720.00
6" X 18" CONCRETE CURB	280	LF	\$40.00	\$11,200.00
TRAFFIC MARKINGS	90	SF	\$6.00	\$540.00
4" WHITE LANE STRIPES	500	LF	\$3.00	\$1,500.00
TOPSOIL, SEED AND MULCH FOR FINAL RESTORATION	1	LS	\$5,500.00	\$5,500.00
<b>SUBTOTAL:</b>				<b>\$210,405.00</b>
<b>OPTIONAL:</b>				
LED STREET LIGHTING	8	EA	\$4,000.00	\$32,000.00
<b>SUBTOTAL 2:</b>				<b>\$32,000.00</b>
<b>GRAND TOTAL</b>				<b>242,405.00</b>
<b>PREPARED BY DPW 8/26/2024</b>				



**RESOLUTION # 2024-364**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, AUTHORIZING SUBMISSION OF A PROJECT  
REQUEST TO THE URBAN ENTERPRISE ZONE AUTHORITY FOR THE  
ADMINISTRATION OF THE LAKEWOOD URBAN ENTERPRISE PROGRAM  
FOR FISCAL YEAR 2025**

**WHEREAS**, the Township of Lakewood was awarded designation as an Urban Enterprise community effective November 1, 1994, meeting the qualifying criteria as an urban-depressed city with unemployment rates exceeding the State's averages; and

**WHEREAS**, in order to continue operation and administration of UEZ projects and activities the Lakewood Development Corporation, a corporation administering the Lakewood Urban Enterprise Zone Program, a project is hereby created for the purpose of financing the personnel and administration expenses associated with projects and activities that will lead to increased economic activity or encourage private investment and job creation; and

**WHEREAS**, the Township of Lakewood intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for the creation of a new project to be titled "Lakewood UEZ Zone Administration Budget FY2025"; and

**WHEREAS**, the Executive Director of the UEZA issued a letter dated June 7, 2024, stating that "... the UEZ can request up to ten percent (10%) of its FY 2024 allocation for its FY25 Administrative Budget. We will continue to accept FY25 Administrative Budget Expense applications as we have in the past until October 31, 2024, using each UEZ's FY24 allocations as a guide to the ten percent (10%) maximum request allowed." and LDC has adhered to this guideline keeping its budget total under the maximum request allowed; and

**WHEREAS**, the amount requested for the project is not to exceed **SEVEN HUNDRED TWENTY-THREE THOUSAND TWO HUNDRED THIRTY-SIX DOLLARS AND (\$723,236.00)**; and

**WHEREAS**, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee in the Township of Lakewood, State of New Jersey does hereby direct the submission of a project application in the amount of \$723,236.00 to the UEZA to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **September 26, 2024**.

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Lauren Kirkman RMC, CMR  
Township Clerk

**FY 2025**

<b>Personnel:</b>	
Salaries	\$ 341,488.26
Benefits	\$ 180,347.74
	<b>\$ 521,836.00</b>
<b>Professional Services:</b>	
Audit	\$ 25,000.00
Legal	\$ 20,000.00
Other professional Services	\$ 25,000.00
	<b>\$ 70,000.00</b>
<b>Operations:</b>	
Travel	\$ 2,000.00
UEZ Coordinator Vehicle	\$ 45,000.00
Advertising/Legal Publications	\$ 5,000.00
Corporate Insurance	\$ 13,500.00
Training	\$ 2,800.00
Rent/Space	\$ 13,500.00
Copier maintenance	\$ 3,000.00
Phone & Internet	\$ 4,000.00
Equipment Purchases	\$ 10,000.00
Office Supplies	\$ 6,000.00
Postage	\$ 1,000.00
Memberships	\$ 3,000.00
Meetings and Events	\$ 20,000.00
ADP	\$ 2,600.00
	<b>\$ 131,400.00</b>

<b>Total Budget</b>	<b>\$ 723,236.00</b>
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<b>2024 ZAF Allocation Basis</b>	<b>\$ 7,240,000.00</b>
<b>Admin Budget 10%</b>	<b>\$ 724,000.00</b>
<b>Differential</b>	<b>\$ (764.00)</b>

## RESOLUTION 24-9-01

*A Resolution of the Lakewood Development Corporation Authorizing  
Submission of a Project Request to the Urban Enterprise Zone  
Authority for the Administration of the Lakewood Urban Enterprise  
Program for Fiscal Year 2025*

**WHEREAS**, the Township of Lakewood was awarded designation as an Urban Enterprise community effective November 1, 1994, meeting the qualifying criteria as an urban-depressed city with unemployment rates exceeding the State's averages; and

**WHEREAS**, in order to continue operation and administration of UEZ projects and activities the Lakewood Development Corporation, a corporation administering the Lakewood Urban Enterprise Zone Program, a project is hereby created for the purpose of financing the personnel and administration expenses associated with projects and activities that will lead to increased economic activity or encourage private investment and job creation; and

**WHEREAS**, Lakewood Development Corporation intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for the creation of a new project to be titled "Lakewood UEZ Zone Administration Budget FY2025"; and

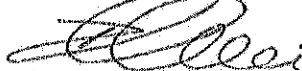
**WHEREAS**, the Executive Director of the UEZA issued a letter dated June 7, 2024, stating that "... the UEZ can request up to ten percent (10%) of its FY 2024 allocation for its FY25 Administrative Budget. We will continue to accept FY25 Administrative Budget Expense applications as we have in the past until October 31, 2024, using each UEZ's FY24 allocations as a guide to the ten percent (10%) maximum request allowed." and LDC has adhered to this guideline keeping its budget total under the maximum request allowed; and

**WHEREAS**, the amount requested for the project is not to exceed **SEVEN HUNDRED TWENTY-THREE THOUSAND TWO HUNDRED THIRTY-SIX DOLLARS AND (\$723,236.00)**; and

**WHEREAS**, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of the Lakewood Development Corporation does hereby direct the submission of a project application in the amount of \$723,236.00 to the UEZA to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

**I HEREBY CERTIFY** that the above is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation Lakewood, County of Ocean, at its meeting held on the 10<sup>th</sup> day of September 2024.



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

LDC 2025 Administrative Budget

**FY 2025**

<b>Personnel:</b>	
Salaries	\$ 341,488.26
Benefits	\$ 180,347.74
	<b>\$ 521,836.00</b>
<b>Professional Services:</b>	
Audit	\$ 25,000.00
Legal	\$ 20,000.00
Other professional Services	\$ 25,000.00
	<b>\$ 70,000.00</b>
<b>Operatlons:</b>	
Travel	\$ 2,000.00
UEZ Coordinator Vehicle	\$ 45,000.00
Advertising/Legal Publications	\$ 5,000.00
Corporate Insurance	\$ 13,500.00
Training	\$ 2,800.00
Rent/Space	\$ 13,500.00
Copier maintenance	\$ 3,000.00
Phone & Internet	\$ 4,000.00
Equipment Purchases	\$ 10,000.00
Office Supplies	\$ 6,000.00
Postage	\$ 1,000.00
Memberships	\$ 3,000.00
Meetings and Events	\$ 20,000.00
ADP	\$ 2,600.00
	<b>\$ 131,400.00</b>
<b>Total Budget</b>	<b>\$ 723,236.00</b>

<b>2024 ZAF Allocation Basis</b>	<b>\$ 7,240,000.00</b>
<b>Admin Budget 10%</b>	<b>\$ 724,000.00</b>
<b>Differential</b>	<b>\$ (764.00)</b>

**RESOLUTION # 2024- 365**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, AUTHORIZING SUBMISSION OF A PROJECT  
REQUEST TO THE URBAN ENTERPRISE ZONE AUTHORITY FOR A  
FINANCIAL ASSISTANCE PROGRAM**

**WHEREAS**, Lakewood Township's business climate has grown rapidly in the last decade through the aid of the UEZ; and

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

**WHEREAS**, Lakewood UEZ has had great success with its Financial Assistance Program, particularly its Incentive program which has been greatly utilized and the current funds allocation is almost exhausted; and

**WHEREAS**, a UEZ project: "**Financial Assistance Incentives-I**" will provide additional funds for Lakewood UEZ Incentive programs and hence continued opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

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

**WHEREAS**, the following Incentive programs currently fall under the banner of Financial Assistance Program (FAP) VIII per program details described in the Financial Assistance Program (FAP) VIII project write-up:

1. Small Business Technology Grant
2. Employee Retention Incentive Program
3. Bank Fee Assistance Grant; and

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Lakewood Township Committee in the Township of Lakewood, State of New Jersey, does hereby authorize submission to the NJ Urban Enterprise Zone Authority for use of ZAF in the amount of **\$1,000,000** to facilitate the project to be entitled, **“Financial Assistance Incentives-I”**.

### CERTIFICATION

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on September 26, 2024.

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Lauren Kirkman RMC, CMR  
Township Clerk

## RESOLUTION 24-09-9

### *A Resolution of the Lakewood Development Corporation Authorizing Submission of a Project Request to the UEZA for a Financial Assistance Program*

**WHEREAS**, Lakewood Township's business climate has grown rapidly in the last decade through the aid of the UEZ; and

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

**WHEREAS**, Lakewood UEZ has had great success with its Financial Assistance Program, particularly its Incentive program which has been greatly utilized and the current funds allocation is almost exhausted; and

**WHEREAS**, a UEZ project: "**Financial Assistance Incentives-I**" will provide additional funds for Lakewood UEZ Incentive programs and hence continued opportunity to achieve the aforementioned objectives within the Zone by encouraging new and existing certified UEZ businesses to expand and invest in capital improvements; and

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

**WHEREAS**, the following Incentive programs currently fall under the banner of Financial Assistance Program (FAP) VIII per program details described in the Financial Assistance Program (FAP) VIII project write-up:

1. Small Business Technology Grant
2. Employee Retention Incentive Program
3. Bank Fee Assistance Grant; and


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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Lakewood Development Corporation that it does hereby authorize submission to the NJ Urban Enterprise Zone Authority for use of ZAF in the amount of **\$1,000,000** to facilitate the project to be entitled, "**Financial Assistance Incentives-I**"; and

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

I HEREBY CERTIFY that the above is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation Lakewood, County of Ocean, at its meeting held on the 10<sup>th</sup> day of September 2024.

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



**RESOLUTION #2024- 366**

**A RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY CORPORATION AUTHORIZING ACCEPTANCE OF  
FOREIGN TRADE ZONE #235 LAKEWOOD NJ MINOR BOUNDARY  
MODIFICATION APPLICATION**

**WHEREAS**, the Township of Lakewood received grant of authority through Order No. 1008 by the Foreign Trade Zone Board, effective November 22, 1998, to operate as Foreign Trade Zone #235 grantee; and

**WHEREAS**, the Township of Lakewood, operating pursuant to the laws of the State of New Jersey, concurs and supports the modification of the boundaries of the Township of Lakewood Foreign Trade Zone Project; and

**WHEREAS**, the Lakewood Development Corporation was created pursuant to N.J.S.A. 52:27h-60 et. seq., through Township of Lakewood resolution 1997-31, for the purpose of advancing the economic development initiatives for the Township of Lakewood and to administer the grantee responsibilities of FTZ #235; and

**WHEREAS**, the Township of Lakewood Foreign Trade Zone continues to serve the public convenience by supporting existing, potential, and prospective commerce and industry in the Central New Jersey region; and

**WHEREAS**, it is the specific responsibility and mission of the Township of Lakewood to adequately serve commerce and industry in Lakewood and the surrounding Central New Jersey area, both domestic and foreign, as to their import/export requirements; and

**WHEREAS, Renaissance Lakewood LLC**, who operates four sites totaling 7.9 acres located in Lakewood, New Jersey 08701, at the following addresses: 1200 Paco Way; 1215 Paco Way; 1220 Paco Way; 745 Airport Road, which are located in Ocean County in the Lakewood NJ #235 FTZ zone coverage area, has made request for application to enter FTZ #235 as a Subzone site under the Alternative Site Framework (ASF) to access Foreign Trade Zone benefits and thereby benefit the local, regional and national economy; and

**WHEREAS**, Renaissance intends to receive, and store API substances to be used in the manufacturing process to produce preservative-free multi-dose nasal spray devices at their Lakewood, NJ facility; and

**NOW THEREFORE BE IT RESOLVED** that the Executive Director of the Lakewood Development Corporation acting as the FTZ Administrator on behalf of the Township of Lakewood is hereby authorized and directed to sign and submit requisite application, correspondence and information required on behalf of Township of Lakewood, and to support operations, review and approve or deny applications for minor boundary modifications of the Lakewood FTZ Project 235, in accordance with the rules and regulations and by order of the Foreign Trade Zone Board, Washington, D.C.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **September 26, 2024.**

---

Lauren Kirkman RMC, CMR  
Township Clerk

## RESOLUTION 24-09-11

### *Resolution Of The Lakewood Development Corporation Authorizing Acceptance Of Foreign Trade Zone #235 Lakewood Nj Minor Boundary Modification Application*

**WHEREAS**, the Township of Lakewood received grant of authority through Order No. 1008 by the Foreign Trade Zone Board, effective November 22, 1998, to operate as Foreign Trade Zone #235 grantee; and

**WHEREAS**, the Township of Lakewood, operating pursuant to the laws of the State of New Jersey, concurs and supports the modification of the boundaries of the Township of Lakewood Foreign Trade Zone Project; and

**WHEREAS**, the Lakewood Development Corporation was created pursuant to N.J.S.A. 52:27h-60 et. seq., through Township of Lakewood resolution 1997-31, for the purpose of advancing the economic development initiatives for the Township of Lakewood and to administer the grantee responsibilities of FTZ #235; and

**WHEREAS**, the Township of Lakewood Foreign Trade Zone continues to serve the public convenience by supporting existing, potential, and prospective commerce and industry in the Central New Jersey region; and

**WHEREAS** it is the specific responsibility and mission of the Township of Lakewood to adequately serve commerce and industry in Lakewood and the surrounding Central New Jersey area, both domestic and foreign, as to their import/export requirements; and

**WHEREAS Renaissance Lakewood LLC**, who operates four sites totaling 7.9 acres located in Lakewood, New Jersey 08701, at the following addresses: 1200 Paco Way; 1215 Paco Way; 1220 Paco Way; 745 Airport Road, which are located in Ocean County in the Lakewood NJ #235 FTZ zone coverage area, has made request for application to enter FTZ #235 as a Usage-Driven site under the Alternative Site Framework (ASF) to access Foreign Trade Zone benefits and thereby benefit the local, regional and national economy; and

**WHEREAS**, Renaissance intends to receive, and store API substances to be used in the manufacturing process to produce preservative-free multi-dose nasal spray devices at their Lakewood, NJ facility; and

**NOW THEREFORE BE IT RESOLVED** that the Executive Director of the Lakewood Development Corporation acting as the FTZ Administrator on behalf of the Township of Lakewood is hereby authorized and directed to sign and submit requisite application, correspondence and information required on behalf of Township of Lakewood, and to support operations, review and approve or deny applications for minor boundary modifications of the Lakewood FTZ Project 235, in accordance with the rules and regulations and by order of the Foreign Trade Zone Board, Washington, D.C.

**I HEREBY CERTIFY**, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 10<sup>th</sup> day of September, 2024.



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

**RESOLUTION #2024-367**

**A RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF  
OCEAN, STATE OF NEW JERSEY AUTHORIZING THE USE OF  
SECOND-GENERATION FUNDS FOR PERFORMING DUE DILIGENCE  
REPORTS**

**WHEREAS**, the Lakewood Development Corporation (LDC) is a political subdivision of Lakewood Township having been created pursuant to N.J.S.A. 52:27H-6 et. seq. and Lakewood Township Ordinance 97-31; and,

**WHEREAS**, the LDC is acquiring the former Wells Fargo Building located at Block 89, Lot 14, known as 317 Main Street, Lakewood NJ 08701 and Block 120, Lot 5, known as 220 3<sup>rd</sup> Street, Lakewood NJ 08701; and

**WHEREAS**, the LDC has a need to perform certain due diligence activities and requires the services of professionals to perform inspections and investigations such as title search, environmental, asbestos, lead paint and surveys; and,

**WHEREAS**, the LDC estimates based on quotations received from professional services an amount not to exceed \$65,000 is required to perform these services; and,

**WHEREAS**, adequate funding for this acquisition is provided through a project to be titled **2024-6 SGF UEZ Due Diligence Funds for Acquisitions**; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Lakewood Development Corporation does hereby authorize creating a project titled '2024-6 SGF UEZ Due Diligence Funds for Acquisitions' for use of Second-Generation funds in an amount not to exceed \$65,000 for the purpose of funding due diligence inspections and investigations as necessary for the acquisitions mentioned above.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean at its meeting held on **September 26, 2024**.

---

Lauren Kirkman RMC, CMR  
Township Clerk

## RESOLUTION 24-09-5

### **RESOLUTION OF THE LAKEWOOD DEVELOPMENT CORPORATION AUTHORIZING THE USE OF SECOND-GENERATION FUNDS FOR PERFORMING DUE DILIGENCE REPORTS**

**WHEREAS**, the Lakewood Development Corporation (LDC) is a political subdivision of Lakewood Township having been created pursuant to N.J.S.A. 52:27H-6 et. seq. and Lakewood Township Ordinance 97-31; and,

**WHEREAS**, the LDC is acquiring the former Wells Fargo Building located at Block 89, Lot 14, known as 317 Main Street, Lakewood NJ 08701 and Block 120, Lot 5, known as 220 3<sup>rd</sup> Street, Lakewood NJ 08701; and

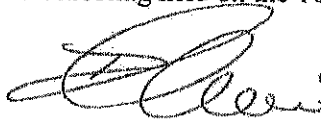
**WHEREAS**, the LDC has a need to perform certain due diligence activities and requires the services of professionals to perform inspections and investigations such as title search, environmental, asbestos, lead paint and surveys; and,

**WHEREAS**, the LDC estimates based on quotations received from professional services an amount not to exceed \$65,000 is required to perform these services; and,

**WHEREAS**, adequate funding for this acquisition is provided through a project to be titled **2024-6 SGF UEZ Due Diligence Funds for Acquisitions**; and,

**NOW, THEREFORE, BE IT RESOLVED**, by the Lakewood Development Corporation does hereby authorize creating a project titled '2024-6 SGF UEZ Due Diligence Funds for Acquisitions' for use of Second-Generation funds in an amount not to exceed \$65,000 for the purpose of funding due diligence inspections and investigations as necessary for the acquisitions mentioned above.

**I HEREBY CERTIFY**, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 10<sup>th</sup> day of September 2024.



---

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

**RESOLUTION NO. 2024-368**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY APPROVING THE ISSUANCE OF BONDS BY THE PUBLIC FINANCE AUTHORITY FOR THE BENEFIT OF BETH MEDRASH GOVOHA OF AMERICA**

WHEREAS, the Public Finance Authority, a unit of government and body corporate and politic of the State of Wisconsin (the "Authority"), proposes to issue its Revenue Bond (Beth Medrash Govoha of America) Series 2024 in a principal amount not to exceed \$39,000,000 (the "Bond"); and

WHEREAS, the proceeds from the sale of the Bond will be loaned by the Authority to Beth Medrash Govoha of America ("BMG"), a New Jersey corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Code of the Internal Revenue Code of 1986, as amended (the "Code"), and used to (1) finance all or any portion of the costs the acquisition, construction, furnishing and equipping of a new student housing building consisting of 100 apartments; (2) pay for capitalized interest, and (3) pay costs of issuance incurred in connection with the issuance of the Bonds and other eligible expenditures (collectively, the "Project"); and

WHEREAS, the Township of Lakewood, in the County of Ocean, New Jersey (the "Township") is not issuing the Bond, and the Bond will not be a debt of the Township; and

WHEREAS, BMG will be the owner and principal user of the Project, which will be located at the intersection of Cedarview Avenue and 14th Street of the 1300 block of Cedarview Ave., Lakewood, New Jersey 08701; and

WHEREAS, in accordance with Section 147(f) of the Code, public notice must be given of a public hearing conducted concerning the Authority's intention to issue the Bond; and

WHEREAS, in accordance with Section 147(f) of the Code, the issuance of the Bond must be approved by the "Applicable Elected Representative", which in the case of the Township means the Township Committee of the Township acting as a whole; and

WHEREAS, public notice in accordance with Section 147(f) of the Code was given as set forth in Appendix A (the "Notice"), which Notice is specifically incorporated herein, in *The Star Ledger* on September 16, 2024; and

WHEREAS, pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes, prior to their issuance, bonds issued by the Authority must be approved by the governing body or highest ranking executive or administrator of the political jurisdiction within whose boundaries the project facilities are or will be located; and

WHEREAS, a telephonic public hearing, pursuant to the Notice and in compliance with Internal Revenue Service Revenue Procedure 2022-20, was conducted on July 15, 2024 in lieu of a public hearing at which interested persons were physically present; and

WHEREAS, the transcript of the hearing has been reviewed by each member of the Township Committee and is attached hereto as Appendix B; and

NOW, THEREFORE, the Township Committee of the Township of Lakewood, in the County of Ocean, New Jersey, as the "Applicable Elected Representative" for purposes of Section 147(f) of the Code and as the governing body for purposes of Section 66.0304(11)(a) of the Wisconsin Statutes, does hereby approve the issuance of the Bond by the Authority as described in the Notice.

RECORDED VOTE:           AYES:  
  
                                  NAYS:  
  
                                  ABSENT:

I, the undersigned Township Clerk to the Township of Lakewood, in the County of Ocean, New Jersey, hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Township Committee of said Township at its meeting held on September 26, 2024.

---

Lauren Kirkman, JD, RMC, CMR  
Township Clerk

**APPENDIX A**

**NOTICE OF PUBLIC HEARING**

(attached)



**TOWNSHIP OF LAKEWOOD  
COUNTY OF OCEAN  
STATE OF NEW JERSEY**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Township of Lakewood, New Jersey (the "Township") will hold a telephonic public hearing on September 23, 2024, at 10:00 a.m., local time, in compliance with Internal Revenue Service Revenue Procedure 2022-20 for the purpose of providing a reasonable opportunity for interested persons to express their views either orally or in writing, on the proposed issuance by the Public Finance Authority (the "Authority"), a Wisconsin governmental entity, of an aggregate principal amount up to \$39,000,000 of its tax exempt revenue bonds (the "Bonds"), the proceeds of which will be loaned to Beth Medrash Govoha of America (the "Borrower"), a New Jersey nonprofit corporation exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), whose business address is 617 Sixth Street (601 Private Way), Lakewood, New Jersey 08701. Interested persons may participate in the telephonic public hearing by calling the following telephonic conference line, 888-788-0099 (a toll-free telephone number) and entering the Meeting ID: 891 2926 5302.

Interested persons may also submit written comments regarding the proposed issuance of the Bond. Such written comments must be received by 12 p.m., local time, on September 22, 2024. Written comments must be emailed to: [jtwiddy@mcguirewoods.com](mailto:jtwiddy@mcguirewoods.com).

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Authority, an entity organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be loaned to the Borrower, and used to (1) finance all or any portion of the costs the acquisition, construction, furnishing and equipping of a new student housing building consisting of 100 apartments (the "Project"); (2) pay for capitalized interest, and (3) pay costs of issuance incurred in connection with the issuance of the Bonds and other eligible expenditures.

The Project will be owned and operated by the Borrower. The Project will be located at the intersection of Cedarview Avenue and 14th Street of the 1300 block of Cedarview Ave., Lakewood, New Jersey 08701.

The Bonds will be special limited obligations of the Authority payable solely from the funds paid by the Borrower to the Authority and are secured by collateral furnished or caused to be furnished by the Borrower. The Bonds will not be an obligation of the Township.

The public hearing will provide an opportunity for all interested persons to express their views, both orally and in writing, on the proposed issuance of the Bonds and the financing of the Project. Any person interested in the issuance of the Bonds may appear and be heard or submit written comments. This notice is given pursuant to the provisions of Section 147(f) of the Code and Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Authority. Additional information concerning the Project may be obtained from the Borrower at its mailing address of Beth Medrash Govoha of America, 617 Sixth Street (601 Private Way), Lakewood, New Jersey 08701.

By order of the Township Clerk  
Lauren Kirkman  
Township Clerk

**APPENDIX B**

**TRANSCRIPT OF PUBLIC HEARING OF SEPTEMBER 23, 2024**

(attached)

## Twiddy, James M.

---

**From:** Shmiel Moisha Finkelman  
**Sent:** Friday, September 20, 2024 2:02 AM  
**To:** Twiddy, James M.  
**Subject:** Beth Medrash Govoha, Lakewood New Jersey

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**\*\*EXTERNAL EMAIL; use caution with links and attachments\*\***

Hi there.

I saw a public notice regarding a \$39 million tax exempt revenue bond being sought from the Public Finance Authority by Beth Medrash Govoha to finance the construction of their expansion project.

I have 3 comments and 1 question.

Comment #1:

Beth Medrash Govoha's legal notice states that the purpose of the telephonic public hearing is to provide "a reasonable opportunity for interested persons to express their views either orally or in writing, on the proposed issuance of the bond."

The Internal Revenue Service Revenue Procedure 2022-20 provides that this "reasonable opportunity for interested persons to express their views" includes as to "the location and nature of the proposed project to be financed."

Beth Medrash Govoha's legal notice omits this pertinent information. Therefore their legal notice may be faulty and should be republished properly.

Comment #2:

On that note, I have a comment as to "the location and nature of the proposed project to be financed."

The traffic plan is horrendous.

The standard width for new roads in Lakewood is 32 feet. The roads in this project are planned to be only 26 feet wide. This will be an absolute disaster for the school buses which will traverse this area of 600 families.

Moreover, there are no provisions for any off-tract traffic improvements.

Prior to obtaining Site Plan approval from the Lakewood Planning Board, the project received contingent approval from the Ocean County Planning Board. At that time, the County directed the applicant to pay an off-tract traffic improvement fee and to analyze the nearby congested intersections to ascertain if the impact of traffic from this massive expansion project would necessitate upgrades to the nearby intersections. Subsequently however, Beth Medrash Govoha got the County to withdraw these conditions.

Ergo, 600 families, a child care center for 300 kids, and banquet halls for 530 patrons, and zero off-tract traffic improvements.

Accordingly, as to "the location and nature of the proposed project to be financed," I object to your granting a \$39 million tax exempt revenue bond to this project.

Comment #3:

The proposal before you is for a \$39 million tax exempt revenue bond.

The environmental impact study for the project states that banquet halls for 530 patrons are proposed.

Hardly sounds like a "tax exempt" venture to me.

Question #1:

Their project is for 600 apartments. The legal notice states the bond is to finance 100 apartments. Please clarify.

Thanks!

Shmie! Moisha Finkelman

**Attachment II:**

**Comments Received From Simcha Steinberg**

**Twiddy, James M.**

---

**From:** Simcha Steinberg  
**Sent:** Sunday, September 22, 2024 3:28 AM  
**To:** Twiddy, James M.  
**Subject:** Beth Medrash Govoha - Lakewood, NJ  
**Attachments:** IMG-20230223-WA0043.jpg; IMG-20230223-WA0049.jpg; IMG-20230223-WA0041.jpg;  
IMG-20230223-WA0044.jpg; IMG-20230223-WA0042.jpg

**\*\*EXTERNAL EMAIL; use caution with links and attachments\*\***

Hi

This email is for public comments regarding the \$39 million tax exempt revenue bond being sought from the Public Finance Authority by Beth Medrash Govoha to finance the construction of their expansion project.

Their Environmental Impact Report (pertinent pages attached here) indicates that the basement of the child care center will contain a 530 patron capacity banquet hall.

I am concerned that Beth Medrash Govoha is seeking a tax exempt revenue bond to finance a project which includes a revenue producing banquet hall.

Additionally, there is insufficient parking both on and off-street for this proposed banquet hall.

For that reason I ask that you deny the request for the tax exempt revenue bond they are seeking.

Simcha Steinberg



Engineering  
& Design

# Environmental Impact Statement

November 2022

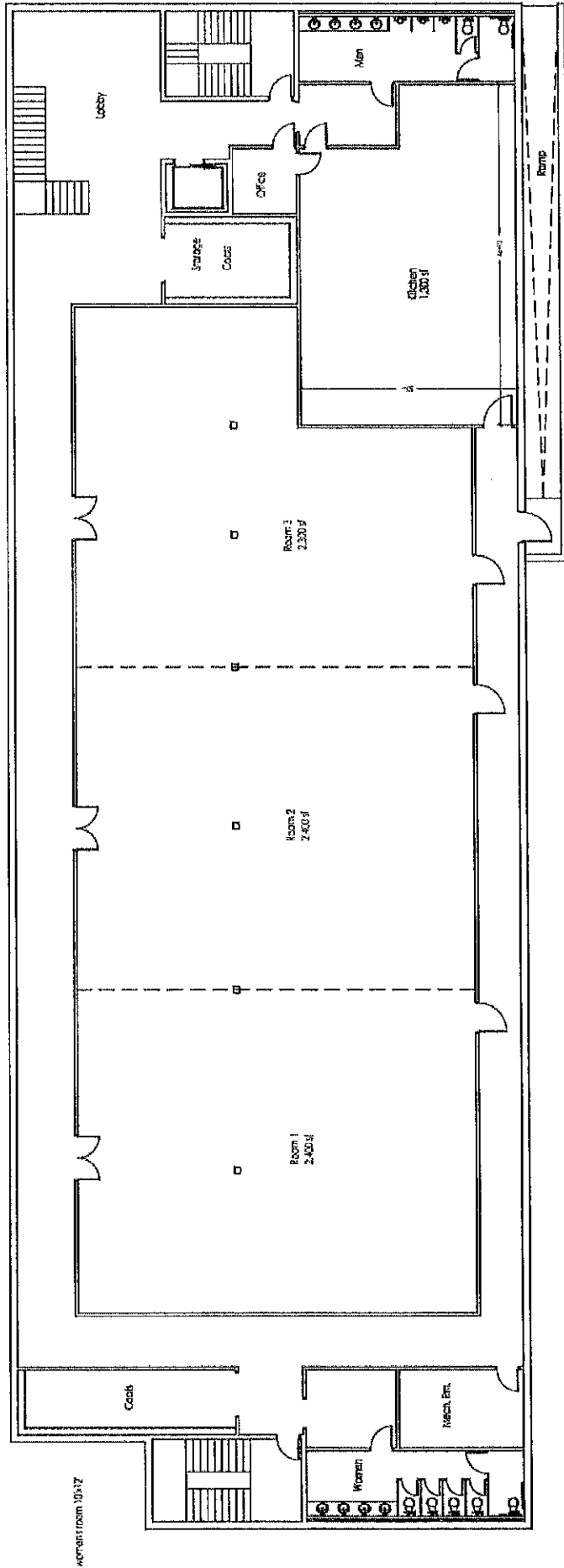
**BMG / GCU Land Development Plan  
Block 44, Lot 1  
Lakewood Township, Ocean County, New Jersey**

Prepared for  
Bethlehem Township of America  
c/o Colliers  
Lakewood, NJ 07033

**Colliers Engineering & Design**  
201 Somerset Springs Road  
Somerset, NJ 08876  
Main: 907.527.3372  
Colliersengdesign.com

2022-11-08-11:00:00

Accessed by gms



BASEMENT FLOOR PLAN  
 3/32" = 1'-0"





orientation. Forest Avenue provides one travel lane in each direction and has a posted speed limit of 35 MPH and provides parking on both sides of the street. Ninth Street is a two-lane east/west collector roadway extending west to Lakewood Avenue and east to Route 9 with a posted speed limit of 25 MPH and parking is permitted. According to the traffic study prepared by McDonough & Rea Associates (MRA), it is expected that there will be minimal traffic generated by the rabbinical students that reside on-site as they will walk to the numerous study halls located within a half mile of the Site. A significant percentage of the site generated traffic, during the peak hours, will be attributed to the spouses of the married students. The student housing will lessen the traffic impacts on the area roadway network as well as have a secondary positive impact on traffic conditions in the Lakewood Central Business District. Furthermore, the on-site daycare center will primarily serve the on-site residents with the expectation that 85-90 percent of the trips will be internally generated which will also lessen the external off-site traffic impacts. Please refer to the Traffic Impact Statement, prepared by MRA for further details regarding potential impacts, if any, regarding traffic.

### Schools

Since the development is residential in nature, there may be impacts to the schools within the district, as a result of additional students, but are expected to be minimal. The project will not negatively impact the Township's school system.

### Public Safety

Significant adverse impacts to police and fire services are anticipated to be minimal due to the number of proposed residential homes.

### Potable Water

Water service for the development will be provided from the existing water main lines on Cedar View Avenue, Carey Street, and Ninth Street operated by the New Jersey American Water.

The domestic water demand has been projected using N.J.A.C. 5:21-5.2 for dwelling unit demand and N.J.A.C. 7:10-12.6 for the non-residential demands. The projected Average Daily Demand is calculated as follows:

#### Projected Water Demand

##### Residential demand - Lower and Mid-Rise Apartments

$$2 \text{ Bedroom Unit} = 144 \text{ units} \times 140 \text{ gpd/unit} = 20,160 \text{ gpd}$$

$$3 \text{ Bedroom Unit} = 360 \text{ units} \times 215 \text{ gpd/unit} = 77,400 \text{ gpd}$$

$$4 \text{ Bedroom Unit} = 96 \text{ units} \times 215 \text{ gpd/unit} = 20,640 \text{ gpd}$$

##### Commercial demand:

$$\text{Restaurant (event space) } * = 530 \text{ units} \times 10 \text{ gpd/unit} = 5,300 \text{ gpd}$$



Engineering  
& Design

## Introduction

### Purpose of Document

This report has been prepared to address the Environmental Impact Statement requirements of the Township of Lakewood Land Development Ordinance for a Preliminary and Major Site Plan approval application for the construction of multi-family residential buildings, a day care center building and appurtenant site improvements.

The property, also known as Block 44, Lot 1 in the Township of Lakewood, Ocean County, New Jersey, contains the existing Georgian Court University Campus. The applicant proposes to subdivide an approximately 35.9-acre portion (herein Project Site or Site) of the lot and develop the Site with six (6) multi-family residential buildings and one (1) daycare building, which will be part of the Beth Medrash Govoha Campus, along with typical appurtenant site improvements.

The Project will result in the creation of four (4) additional lots for a total of five (5) lots and the extension of the Cedarview Avenue and the Carey Street right of ways.

This EIS documents environmental resources on the project site, potential impacts to these resources resulting from the development, and measures to avoid or reduce impacts.

### Methods

Various sources of background information including databases, maps, plans, and reports referenced herein were utilized in preparing the EIS. The New Jersey Department of Environmental Protection's (NJDEP) NJ-GeoWeb (NJDEP, 2022) database was an important source of information in this EIS. Background information was supplemented with observations from Colliers Engineering & Design staff regarding site characteristics and biological resources observed during field visits. Land use related areas of investigation include, but are not limited to, natural resources, community resources, water quality (stormwater management), and assessment of impacts from the proposed development.

Staff from Colliers Engineering & Design reviewed desktop information and conducted a site visit in November 2022 to make field observations regarding site character and biological resources. Colliers Engineering & Design staff (Appendix A) utilized the information gathered from the field visits and background sources to develop the descriptions, assessments, and interpretations provided herein. Report figures including maps are presented in Appendix B; photographs are presented in Appendix C; the results of a Natural Heritage Program Database search are included in Appendix D; The Site Plan is presented in Appendix E.

### Site Location and Characteristics

The Project Site is an approximately 35.9-acre portion of the Georgian Court University campus located on Block 44, Lot 1 in the Township of Lakewood, Ocean County, New Jersey. The Project Site is located along 9<sup>th</sup> Street bound by the residential properties fronting Forest Avenue and 14<sup>th</sup> Street. The Site currently contains an internal asphalt road that runs along the southern property line, known as Mercy Way, and provides access to the main Georgian Court campus located south of the

Day School (day care center) = 300 people x 10 gpd/person = 3,000 gpd

Office Building = 1,752 sf x 0.125 gpd/sf = 219 gpd

**Total Average Daily Demand = 134,879 gpd**

\* The proposed use of event space is not covered by N.J.A.C. 7-10. The anticipated water demand is based upon the average daily water demand of the most closely related facility.

The peak flow for this development is calculated at three times the Average Daily Flow in accordance with NJDEP regulations.

**Peak Daily Demand = 3 x Average Daily Demand**

= 3 x 134,879 gpd

**Peak Daily Demand = 0.4046 MGD**

### Sanitary Sewer

Sanitary sewer service for the development will be provided via by gravity connection to existing sewer main on Carey Street, which is owned and operate by New Jersey American Water.

The sanitary sewer flow has been projected using N.J.A.C. 7:14A-23.3. The projected average daily sanitary sewer flow is calculated as follows:

#### Projected Sanitary Sewer Flow

##### Residential:

2 Bedroom Unit = 144 units x 225 gpd/unit = 32,400 gpd

3 Bedroom Unit = 360 units x 300 gpd/unit = 108,000 gpd

4 Bedroom Unit = 96 units x 300 gpd/unit = 28,800 gpd

Daycare (School) = 300 students x 10gpd/student = 3,000 gpd

Office, Gross Area = 1752 people x 0.10 gpd/sf = 175.2 gpd

Catering/Banquet Hall = 530 people x 20 gpd/person = 10,600 gpd

**Total Average Daily Flow = 182,975.2gpd**

### Noise Impact

Traffic in the vicinity of the Project Site is typically related to the residential and commercial development found within the Township, as well as automobile traffic associated with the nearby Madison Avenue and West County Line Road

**Attachment III:**

**Comments Received From Meshulem Kahn**

**Twiddy, James M.**

---

**From:** meshulem kahn  
**Sent:** Sunday, September 22, 2024 1:55 PM  
**To:** Twiddy, James M.  
**Subject:** Public Comment

**\*\*EXTERNAL EMAIL; use caution with links and attachments\*\***

Good afternoon,

I wanted to relay my support for the upcoming BMG student housing project. This will give much needed help with student housing opportunities. Its close proximity to the campus will allow students to maximize their time and continue to enjoy the campus experience.

Thank you!

Meshulem

**RESOLUTION # 2024- 36 9**

**Resolution Of The Township Of Lakewood, County Of  
Ocean, State Of New Jersey, Releasing A Temporary  
Certificate Of Occupancy Performance Guarantee Posted By  
Congregation Khal Bais Avraham, Inc. In Connection With  
Sp #2256 (Poplar St & West County Line Rd) Block 1.05, Lot  
12**

**WHEREAS**, a temporary certificate of occupancy (TCO) performance guarantee was heretofore posted with the Township by Congregation Khal Bais Avraham, Inc. in the form of Bond No. 1307508 dated April 11, 2024, issued by Selective Insurance Company of America, in the amount of \$23,870.00 in connection with SP 2256, Block 1.05, Lot 12; and

**WHEREAS**, under date of September 23, 2024, the Township Engineer did recommend a release of the TCO performance guarantee aforesaid; and

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

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

1. That the TCO Performance Guarantee aforesaid be and hereby is released.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer; and
  - C. Congregation Khal Bais Avraham, Inc.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024.**

---

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

**September 23, 2024**  
RVE Job No. 15151173

### RELEASE OF TCO PERFORMANCE GUARANTEE

**DEVELOPER:** Congregation Khal Bais Avraham, Inc.  
**APPLICATION NUMBER:** SP 2256 (Poplar St & West County Line Rd)  
**BLOCK:** 1.05      **LOT:** 12

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

1. Performance Guarantee: Bond No. 1307508
2. Issued By: Selective Insurance Company of America
3. Amount: \$23,870.00
4. Date: April 11, 2024

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

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

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

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

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

JWS/PD:

cc: Lauren Kirkman, Township Clerk  
Steven Secare, Township Attorney  
Congregation Khal Bais Avraham, Inc – 6 Poplar Street, Lakewood, NJ 08701  
(elijahu@everestcontracting.com)

**RESOLUTION # 2024- 370**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, REDUCING THE PERFORMANCE GUARANTEE (FIRST REDUCTION) POSTED BY YESHIVA TORAS MENACHEM, IN CONNECTION WITH SP #2308 (SWARTHMORE AVE.), FOR BLOCK 1606, LOT 16**

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Yeshiva Toras Menachem, in the form of Bond No. 621-102389-4 issued by United States Fire Insurance Company, dated September 6, 2019, in the amount of \$87,350.00, in connection with a project known as SP #2308, Block 1606, Lot 16 and

**WHEREAS**, under date of September 23, 2024, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is reduced from \$87,350.00 to \$46,930.00. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$87,350.00 to \$46,930.00 until the remaining improvements are constructed.
2. The Applicant must address the outstanding items from the Engineer's letter on 7/31/2019, namely the proof of filing and recording of a Stormwater Maintenance Manual.
3. The Applicant has only been granted permission for site clearing at the Applicant's own risk.
3. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer
  - C. Yeshiva Toras Menachem

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on September 26, 2024.

---

Lauren Kirkman RMC, CMR  
Township Clerk





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

OFFICE OF THE MUNICIPAL ENGINEER

To: Patrick Donnelly, Municipal Manager

September 23, 2024  
RVE Job No. 151511132

### REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION

DEVELOPER: Yeshiva Toras Menachem  
APPLICATION #: SP 2308 (Swathmore Ave)  
BLOCK: 1606 LOT: 16

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

- Performance Guarantee: Bond No. 621-102389-4
- Issued By: United States Fire Insurance Company
- Amount: \$87,350.00
- Date: September 6, 2019

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **September 16, 2024** indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **from \$87,350.00 to \$46,930.00**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$87,350.00 to \$46,930.00 until the remaining improvements are constructed.

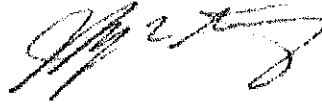
Furthermore it is noted that this office has only granted permission for site clearing only at your own risk. Items still remain outstanding from our Prior Approvals Form dated July 31, 2019. Said items include the following:

1. Proof of filing and recording of a Stormwater Maintenance Manual.

These incomplete items need to be addressed.

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

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



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

JWS:

cc: Lauren Kirkman, Township Clerk  
Steve Secare, Township Attorney  
Yeshiva Toras Menachem, Inc. – 1990 Swarthmore Avenue, Lakewood, NJ 08701

RESOLUTION # 2024- 371

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

1

**WHEREAS**, a performance guarantee was heretofore posted with the Township by Somerset NH Equity, LLC, in the form of Bond No. 621-102156-3 issued by United States Fire Insurance Company, dated June 20, 2022 in the amount of \$1,322,368.51, in connection with a project known as ZB #4139A, Block 1248, Lot 1 and

**WHEREAS**, under date of September 23, 2024, the Township Engineer did recommend the First Reduction of the performance guarantee aforesaid; and

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

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

1. That the performance guarantee aforesaid be and hereby is reduced from \$1,322,368.51 to \$559,134.55. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$1,292,180.00 to \$546,370.00 and the Safety and Stabilization Guarantee is reduced from \$30,188.51 to \$12,764.55 until the remaining improvements are constructed.
2. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer
  - B. Chief Financial Officer
  - C. Somerset NH Equity, LLC

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024.**

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Lauren Kirkman RMC, CMR  
Township Clerk



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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Patrick Donnelly, Municipal Manager

**September 23, 2024**  
RVE Job No. 151511349

**REDUCTION OF PERFORMANCE GUARANTEE – FIRST REDUCTION**

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

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

- Performance Guarantee: Bond No. 621-102156-3
- Issued By: United States Fire Insurance Company
- Amount: \$1,322,368.51
- Date: June 20, 2022

The obligor may request either a partial or complete reduction of the performance guarantee upon substantial completion of the required street improvements. Remington & Vernick Engineers has inspected the constructed improvements covered by the obligor's request, and we have attached a Bond Reduction spreadsheet dated **September 23, 2024** indicating the amount of the bonded items now completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **reduce** the referenced Performance Guarantee **from \$1,322,368.51 to \$559,134.55**. This reduction is achieved as follows, the Public Improvement Guarantee is reduced from \$1,292,180.00 to \$546,370.00, and the Safety and Stabilization Guarantee is reduced from \$30,188.51 to \$12,764.55, until the remaining improvements are constructed.

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

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

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

DC: dc

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

**RESOLUTION # 2024- 372**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
RELEASING THE MAINTENANCE GUARANTEE  
POSTED BY G & E REALTY, LLC (FORMERLY BARON  
BUILDERS, LLC) IN CONNECTION WITH SP #2263 (EAST  
COUNTY LINE RD), BLOCK 208, LOT 9**

**WHEREAS**, a Maintenance Guarantee was heretofore posted with the Township by G & E Realty, LLC (formerly Baron Builders, LLC), in the form of Bond #72582141, issued by Western Surety Company, on September 11, 2023 in the amount of \$16,950.00 in connection with SP #2263, Block 208, Lot 9

**WHEREAS**, under date of September 23, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Engineer and Ocean County Soil Conservation District are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall paint the No Parking Loading Zone area in front of the building.
4. The Applicant shall replace the manhole cover on the storm drainage structure to properly say storm sewer.
5. The Applicant shall install landscaping in parking lot per the approved plans.

3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
  
4. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer
  - C. G & E Realty, LLC (formerly Baron Builders, 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 **September 26, 2024.**

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Lauren Kirkman RMC, CMR  
Township Clerk



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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Patrick Donnelly, Municipal Manager

**September 23, 2024**  
RVE Job No. 15151171

**RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE**

**DEVELOPER:** G & E Realty, LLC (formerly Baron Builders, LLC)

**APPLICATION #:** SP 2263 (East County Line Road)

**BLOCK:** 208                      **LOT:** 9

Per our records, the Maintenance Guarantees for the captioned application is about to expire. Based upon the performance bond release resolved by the Township Committee on June 15, 2023, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond # 72582141
2. Issued by: Western Surety Company
3. Amount: \$16,950.00
4. Date: September 11, 2023

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

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

- 1) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.
- 2) Provide a letter of final release from the Ocean County Engineering Department dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along county roads.
- 3) Verification that all outstanding engineering inspection escrow charges are paid.
- 4) Painting the No Parking Loading Zone area in front of the building.
- 5) Replace the manhole cover on the storm drainage structure to properly say storm sewer.
- 6) Install landscaping in parking lot per the approved plans.

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

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

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

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

CC: Phil Roux, Director of Public Works; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney; Ocean County Soil Conservation District; John N. Ernst, P.E., P.P., Ocean County Engineer; G&E Realty, LLC – 944 East County Line Road, Lakewood, NJ 08701; Baron Builders, LLC – 1309 Ridge Avenue, Lakewood, NJ 08701 (nuchem@baronbuilders.com)



**RESOLUTION # 2024- 373**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
RELEASING THE MAINTENANCE GUARANTEE  
POSTED BY CONGREGATION TALMUD TORAH, INC. IN  
CONNECTION WITH SP #2241 (PINE ST), BLOCK 855.01,  
LOT 21.02**

**WHEREAS**, a Maintenance Guarantee was heretofore posted with the Township by Congregation Talmud Torah, Inc., in the form of Bond #S315409-M, issued by NGM Insurance Company, on November 1, 2022 in the amount of \$15,720.00 in connection with SP #2241, Block 855.01, Lot 21.02

**WHEREAS**, under date of September 23, 2024, the Township Engineer did recommend a release of the Maintenance Guarantee aforesaid; and

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

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

1. That the above referenced Maintenance Guarantee and any excess escrow be and hereby is released.
2. The release of the Maintenance Guarantee is subject to verification that all outstanding engineering inspection escrow charges are paid and the letters from the Ocean County Engineer and Ocean County Soil Conservation District are dated after or near the time of the Recommendation For Release of the Maintenance Guarantee and all applicable regulatory agencies do not object to the action.
3. The Applicant shall complete and return to the Township Engineer the appropriate form authorizing return of the unused escrow monies once all fees for professional services are paid.
4. The Applicant shall re-paint all pavement markings.
5. The Applicant shall install missing handicap parking sign.

6. The Applicant shall install eleven (11) arborvitaes around trash enclosure.
  
7. That the Township Clerk shall forward a certified copy of this Resolution to the following:
  - A. Township Engineer;
  - B. Chief Financial Officer
  - C. Congregation Talmud Torah, Inc.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk, of the Township of Lakewood, do hereby certify that the above is a true copy of a Resolution duly adopted by the Township Committee of the Township of Lakewood in the County of Ocean, at its meeting held on **September 26, 2024.**

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Lauren Kirkman RMC, CMR  
Township Clerk



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

**OFFICE OF THE MUNICIPAL ENGINEER**

To: Patrick Donnelly, Municipal Manager

**September 23, 2024**

RVE Job No. 15151910

**RECOMMENDATION FOR RELEASE OF MAINTENANCE GUARANTEE**

**DEVELOPER:** Congregation Talmud Torah, Inc.

**APPLICATION #:** SP 2241 (Pine St)

**BLOCK:** 855.01      **LOT:** 21.02

Per our records, the Maintenance Guarantees for the captioned application is about to expire. Based upon the performance bond release resolved by the Township Committee on September 22, 2022, the Applicant posted a maintenance guarantee as follows:

1. Maintenance Guarantee: Bond # S315409-M
2. Issued by: NGM Insurance Company
3. Amount: \$15,720.00
4. Date: November 1, 2022

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

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

- 1) Provide a final release letter from Ocean County Soil Conservation District dated after or near the time of the release of the Maintenance Guarantee recommendation.
- 2) Provide a letter of final release from the Ocean County Engineering Department dated after or near the time of the release of the Maintenance Guarantee recommendation for all road improvements along county roads.
- 3) Verification that all outstanding engineering inspection escrow charges are paid.
- 4) Re-paint all pavement markings.
- 5) Install missing handicap parking sign.
- 6) Install eleven (11) arborvitaes around trash enclosure.

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

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

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

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

DC: dc

CC: Phil Roux, Director of Public Works; Lauren Kirkman, Township Clerk; Steve Secare, Township Attorney; Ocean County Soil Conservation District; John N. Ernst, P.E., P.P., Ocean County Engineer; Congregation Talmud Torah, Inc. – 5 Shilo Road, Lakewood, NJ 08701 (devorah@rdnj.net)

**RESOLUTION 2024-374**

**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO  
REFUND AN OVERPAYMENT ON A PARCEL NO LONGER ASSESSED ON  
BLOCK 548 LOT 44**

**WHEREAS**, payments have been received by the Tax Office, for parcels which no longer have an assessed value, and

**WHEREAS**, the Mortgage Company has provided proof of payment, and has requested a refund of the overpayment(s) as follows;

<u>Block/Lot</u>	<u>Name</u>	<u>Address</u>	<u>Year</u>	<u>Refund</u>
548/44	Congregation Ginzei Yosef	614 Ocean Ave	2023	2,858.21
			Total	\$2,858.21

**WHEREAS**, the Mortgage Company of record would like the refund to be sent to the following:

Corelogic/Loancare  
3001 Hackberry Road  
Irving, Texas 75063-0156  
Attn: Centralized Refund Dept

**THEREFORE BE IT RESOLVED**, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be authorized to draft a check in the amount of \$2,858.21 to the Entity named, and the Collector to adjust her records.

**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 \_\_\_\_\_, 2024.

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

**RESOLUTION 2024-375**  
**RESOLUTION OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN,  
STATE OF NEW JERSEY, AUTHORIZING A REFUND OF A HOMESTEAD  
BENEFIT ON BLOCK 1248 LOT 716.01**

**WHEREAS**, the Taxpayer for Block 1248 Lot 716.01, address known as 716A Buckingham Drive, has sold the property, and never received their Homestead Rebate credit at closing, and

**WHEREAS**, a Homestead Benefit was received on their behalf, and should be refunded in the amount of \$266.08, to the following prior Taxpayer of record;

The Estate of Georgina Rivera  
c/o Arlene Gonzalez-Pagan  
13 Washington Mews  
Port Chester, NY 10573

**THEREFORE BE IT RESOLVED**, by the Governing Body of the Township of Lakewood, County of Ocean, State of New Jersey, that the Treasurer be authorized to draft a check in the amount \$266.08 to the Prior Taxpayers named, and the Tax Collector to adjust her records accordingly.

**CERTIFICATION**

I, Lauren Kirkman, Township Clerk of the Township of Lakewood, County of Ocean, State of New Jersey, do hereby certify that the foregoing Resolution was duly adopted by the Township Committee of said Township at its meeting held on \_\_\_\_\_, 2024

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

(E)1.

2024-038 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 11-21.2 Entitled "Three-Way Stops" (Ridge And Shemen)

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 11-21.2 entitled "Three Way Stops" be and hereby is amended and supplemented as follows:

11-21.2 THREE-WAY STOPS.

1. The following intersection is hereby designated as a Three-Way Stop.

11-21.2 THREE-WAY STOPS.

Intersection

Stop Sign Locations

Ridge Avenue and Shemen Avenue A 3-way stop sign shall be installed on each corner of this intersection.

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 **September 26, 2024**.

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Lauren Kirkman RMC, CMR  
Township Clerk

#### ATTACHMENTS:

Description

ordinance

Recommendation

**ORDINANCE # 2024- 038**

**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 11-21.2 ENTITLED "THREE-WAY STOPS" (Ridge and Shemen)**

**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 11-21.2 entitled "Three Way Stops" be and hereby is amended and supplemented as follows:

**11-21.2 THREE-WAY STOPS.**

1. The following intersection is hereby designated as a Three-Way Stop.

11-21.2 THREE-WAY STOPS.	
<i>Intersection</i>	<i>Stop Sign Locations</i>
Ridge Avenue and Shemen Avenue	A 3-way stop sign shall be installed on each corner of this intersection.

**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 \_\_\_\_\_ at 5:30 P.M., at the Municipal Building, located at 231 Third Street, Lakewood, NJ 08701.

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





# ***Lakewood Police Department***

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***Gregory H. Meyer***  
CHIEF OF POLICE

*FW*

TO: Patrick Donnelly, City Manager  
FROM: D/Sgt. Frank Work, Traffic Supervisor  
Reference: THREE WAY STOP INTERSECTION / Section 11.21.2 / Ridge Avenue and Shemen Street  
Date: September 09, 2024

The Traffic Safety Unit has conducted a field investigation into establishing a THREE WAY STOP intersection at the following listed location, the recommendation would be to consider this intersection under 11.21.2.

INTERSECTION

Ridge Avenue and Shemen Street

STOP SIGN LOCATIONS

A stop sign shall be installed on each corner of the intersection.

9/1/24

We, the undersigned residents, respectfully petition the County for the installation of a 3-way stop intersection of Ridge Avenue and Shemen Street in Lakewood, as well as a reduced speed limit.

The Issues:

We moved in approximately 20 years ago, when Ridge Avenue was a rural type road, with little tr

As Lakewood growth has exploded, it's no secret that the roads are now heavily traveled and muc populated. We, the residents residing off of Ridge Avenue have been faced with several issues tha over the years.

1) The heavy traffic makes it difficult to turn out of the development.

2) The more serious issue is the fact that our development is situated right past a bend in the road Westbound). Cars traveling westbound have a hard time seeing cars turning out of Shemen Street, multiple accidents, and daily 'close calls' of t-bone accidents.

In addition, Ridge Avenue over the last few years added schools to this road, with hundreds of stud the road daily. The speed limit of 45 MPH which may have suited the road years ago, now poses a students walking along the road, as well as crossing - especially given the fact that cars travel at ex MPH speed limit.

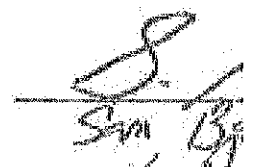
The Solution:

The issues above can easily be solved with a 3-way stop sign at the intersection of Ridge and Shemi speed limit reduction from 45 MPH to a school-zone type limit of 25 MPH in the school area - whic Shemen Street and Brook Road.

Thank you in advance for your immediate action on this matter.

  
Eli Rosenfeld

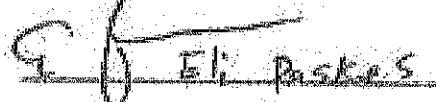
  
Abraham S. Rosenfeld

  
Sam B...

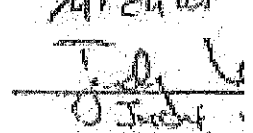
  
Eli Paskas

  
Sam Wol...

  
Michael

  
Eli Paskas


  
Abraham Rosenfeld

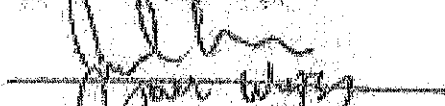
  
T. J. ...

  
Jeff Voffe

  
Roger ...

  
...

  
Isaac Moskowitz

  
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**ORDINANCE #2024-039**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL ANY AND ALL PRINCIPAL FOR TAXES FOR THE TAX YEARS 2022 AND 2023 DUE ON BLOCK 415, LOT 13, OWNED BY BAIS HAVAAD LINYONE MISHPAT PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 54:4-3.6C**

**WHEREAS, N.J.S.A. 54:4-3.6c permits a municipality, upon a showing of good cause as to why a timely claim was not filed, return all taxes collected on property owned by one or more associations or corporations organized exclusively for charitable or religious purposes; and**

**WHEREAS, the Township of Lakewood, in order to clear title, authorizes the cancellation of any and all taxes, due on the property aforesaid for tax years 2022 and 2023; and**

**WHEREAS, the property owner has demonstrated good cause for not filing a Deed into a non-profit entity within the required statutory time frame for the property for the tax years 2022 and 2023; and**

**WHEREAS, the taxpayer filed the appropriate documentation to be granted a tax exemption for the tax year 2024; and**

**WHEREAS, the property is being used for a charitable or religious purpose as required by N.J.S.A. 54:4-3.6c to qualify for exemption; and**

**WHEREAS, no more than three years have passed since the last date for filing a timely application; and,**

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

1. The Township Committee hereby authorizes the cancellation of any and all taxes, principal only, for the tax years 2022 and 2023 due on Block 415, Lot 13 in the amount of \$64,906.48 for 2022 and \$65,308.48 for 2023. All accrued interest, penalties and costs shall be paid by the property owner prior to cancellation of the tax principal.

2. That the Tax Collector of Lakewood Township is hereby authorized to cancel any and all reference to taxes due as set forth above upon payment of the interest, penalties and costs by the property owner.
  
3. This Ordinance shall take effect upon final passage and publication in accordance with all reference to taxes due as set forth above and refund any taxes paid as set forth above.

**Introduction: September 26, 2024**

**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 **September 26, 2024** at 5:30 P.M.

\_\_\_\_\_  
Lauren Kirkman, RMC CMR  
TOWNSHIP CLERK

**ORDINANCE 2024-040**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY RECOGNIZING THE NEWPORT IMPROVEMENT DISTRICT AND PROVIDING A MEANS TO RECAPTURE THE COST OF VARIOUS LOCAL IMPROVEMENTS BY THE DEVELOPER AND THE TOWNSHIP IN ACCORDANCE WITH N.J.S.A. 40:56-1 ET SEQ.**

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

**I. Findings and Declarations.**

**WHEREAS**, pursuant to N.J.S.A. 40:56-1 et seq., a municipality may undertake various works as a "local improvement", the cost of which may be assessed upon the lands in the vicinity thereof benefited thereby; and

**WHEREAS**, the Newport Improvement District (the "District") is to be developed as a combination of schools and residences; and

**WHEREAS**, the District is comprised of various parcels of property identified on Exhibit A attached hereto;

**WHEREAS**, the development of the District will require the installation of certain improvements identified on a plan prepared by Newlines Land Consultants, L.L.C., Glenn D. Lines, PE, PP, entitled "Roadway Improvement Plan -- Newport Avenue, Doria Avenue, Franklin Boulevard, Bellevue Avenue Right-of-Ways," dated April 22, 2024 as may be revised from time to time, consisting of 23 sheets ("Improvement Plan"), attached hereto as Exhibit B; and

**WHEREAS**, the District is to be developed by an unincorporated joint venture comprised of persons and/or entities who are record owners of properties located in the District, which unincorporated joint venture is known as the Newport Joint Venture ("Developer"); and

**WHEREAS**, the Developer has petitioned the municipality pursuant to N.J.S.A. 40:56-3 to make various improvements as envisioned by N.J.S.A. 40:56-1 et seq.; and

**WHEREAS**, there are certain record owners of property located in the District who are not members of the Newport Joint Venture ("Non-Developers");

**WHEREAS**, the Non-Developers will benefit from some or all of the installation of improvements as set forth in the Improvement Plan;

**WHEREAS**, pursuant to a separate agreement to be entered into between the Township of Lakewood and the Developer Newport Joint Venture ("Developer's Agreement"), the Developer will undertake the installation of the improvements defined herein and identified on the Improvement Plan at the Developer's cost and expense; and

**WHEREAS**, the costs of the improvements borne by the Developer include but are not limited to design fees, management fees, construction costs for labor and material, attorney's fees, application fees, inspection fees, escrow deposits, and bonding costs; and

**WHEREAS**, the purpose of adopting this ordinance is to establish a mechanism to recapture each Non-Developer's proportionate share of the costs associated with the improvements set forth in the Improvement Plan and deliver same to the Developer.

**II. Definitions.**

The following words, terms, and phrases, when used in this article, shall have the meanings respectively ascribed to them in this section, unless the context clearly indicates otherwise:

1. Township shall mean the Township of Lakewood, Ocean County, New Jersey.
2. Improvements shall mean the improvements identified on the Improvement Plan including but not limited to stormwater management facilities, appurtenances and systems, sanitary sewer lines, appurtenances and systems, water lines, appurtenances and systems, roadways, curbs, sidewalks, street lighting, recreation elements, all other utilities such as electric, cable, natural gas, telephone.
3. Developer shall mean the joint venture known as the Newport Joint Venture formed for the purposes of developing the District.
4. Non-Developer shall mean any person or entity that owns property located in the District and seeks to utilize or develop that property but which person or entity is not part of the Newport Joint Venture. Non-Developer shall also mean any Developer in default of its obligations pursuant to the Newport Joint Venture Agreement as determined therein.
5. District shall mean "School Overlay Zone District", as identified on the attached Exhibit A.
6. Developer Costs shall mean the actual costs incurred by the Developer to design and construct the Improvements, which costs shall include but not be limited to the costs associated with design, surveying, engineering, environmental studies, insurance premiums, management fees, consultation fees, construction, legal fees, application fees, escrow funding, and bonding requirements.
7. Certified Developer Costs shall mean an accounting of the actual Developer Costs incurred by the Developer.
8. Estimated Costs shall mean the estimated Developer Costs calculated by the Developer at the time of the finalization of the Developer's Agreement, and the costs shall be categorized as follows: (a) road construction and road widening; (b) stormwater management facilities; (c) street lighting; (d) potable water service; (e) sanitary sewer service, including construction of regional pump station; (f) extension of gas, cable and internet services.
9. Pro-rata Share shall mean the amounts required to be paid by the Developers and the amounts required to be paid by the Non-Developers to reimburse the Developer for the cost of Improvements and expenses as outlined in paragraph 8 above.

10. Developer's Agreement shall mean an agreement to be entered into between the Township and the Developer pursuant to which the Developer will agree to construct and install the Improvements and the Township has agreed recapture the Developer Costs of same from Non-Developers.
11. General Contractor shall mean the General contractor appointed by the Developer.

### **III. Pro-rata Payment Restrictions and requirements**

1. Developers and Non-Developers seeking to develop property located in the District shall be required to pay their Pro-rata Share to the General Contractor. The Pro-rata Share calculation shall be calculated within the Joint Venture Agreement.
2. Developers and Non-Developers shall be restricted from obtaining any permits or approvals from any governing board without written confirmation from the General Contractor that all payments are up-to-date. For the purpose of this subsection, "approvals" shall refer to but are not limited to the following: (a) site plan and/or subdivision approval (from planning or zoning); (b) receipt of resolution of approval (from planning or zoning); (c) approval of correspondence request (from planning or zoning); (d) receipt of signed plans (from planning or zoning); (e) receipt of any building permit; (f) receipt of a TCO and/or CO; (g) receipt of a Road Opening Permit.
3. Non-Developers residing outside of the district shall have no right to benefit or use from any of the improvements (as delineated above in paragraph 2 of Definitions) without (a) complying with all mentioned in paragraph 2 of this section; (b) written approval from the Developers and the General Contractor, approving their site plan, assuring that there is sufficient capacity for the infrastructure for the District first; (c) that they have paid their pro-rata share reimbursement of the cost.

#### **a. Reimbursement Required as to Developers**

1. Any Non-Developer seeking to develop property located in the District shall be required to pay its Pro-rata Share to the General Contractor. The Pro-rata share collected from Non-Developers by the General Contractor shall be transferred as provided for herein.
2. The Pro-rata Share of Developer Costs to be paid by a Non-Developer shall be determined in the following fashion.
  - a. The Developer shall, upon execution of the Developer's Agreement, provide the Township with the General Contractor's Estimated Costs of said improvements.
  - b. Upon the completion of the Improvements, the Developer shall provide the Township with the General Contractor's Certification of the Certified Developer Costs incurred by the Developer pursuant to this

section.

c. Until such time as the Developer has provided the Township with the Certified Developer Costs following the completion of construction, the General Contractor shall utilize the Estimated Costs to determine the Pro-rata Share of a Non-Developer.

d. All Pro-rata Shares collected based upon the Estimated Costs shall be held in escrow in a non interest bearing account by the General Contractor. In the event these funds are needed for the development of the project, the General Contractor, upon receiving written confirmation from the Developers, can use these funds for the continuation of the project.

e. Once the Developer provides the Township with the Certified Developer Costs, the Pro-Rata Shares shall be distributed as follows:

i. In the event the Certified Developer Costs exceed the Estimated Costs, the General Contractor shall release all of the funds in escrow, held pursuant to the above, to cover the deficiency in funding. Should additional funds be needed, the Developers and Non-Developers shall be notified of the additional Pro-rata Share that must be paid. Developers and Non-Developers notified pursuant to this subsection and required to pay an additional Pro-Rata shall pay same as directed by the General contractor within 30 days of such notice. Failure or refusal to pay the additional Pro-Rata share required by this subsection, same may be treated in the same manner as failure to pay a municipal tax and shall become a lien on the property of the Non-Developer which is the subject of this section.

ii. If the Certified Developer Costs are less than the Estimated Costs, the General Contractor shall release to the Developers and Non Developers residing within the district the Pro-rata Share to which it is entitled pursuant to this section and return the balance of same.

3. To encourage funding by Non-Developers of their Pro-rata Share as early as possible in the installation and construction of the Improvements, the Pro-rata share shall include interest in the amount of seven (7%) per annum, which interest shall accrue from the date of final adoption of this section and execution of the Developer's Agreement, whichever is later, until the date of payment. Reimbursement of interest payments shall be distributed by the General Contractor only to the Developers at the time of signing the Developer's Agreement. Calculation of the Pro-Rata Share reimbursement shall be calculated per the Pro-rata Share at the time of signing the Developer's Agreement.

4. It is anticipated that there may be a Non-Developer who is only developing a residential single-family home utilizing the underlying R40 zone. If said developer is attaining approval per the underlying R40 zone and is not adding density, said developer shall only be required to pay per the following:

a. Shall be exempt from paying any interest as outlined in paragraph 3 of this subsection.

b. Shall be obligated to pay their Pro-rata Share only for the cost of the common elements pertaining to sewer and water. Said costs shall be determined by the Board of the Developers.



5. The payment of a Pro-rata Share pursuant to this section shall not relieve a Non-Developer from paying any other charges or fees required by the Township pursuant to any other statute, ordinance or regulation.

**b. Miscellaneous**

1. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

2. 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.

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

**c. General Contractor's Escrow Requirements.**

- 1 All funds payable by a Non-Developer pursuant to this Ordinance shall be delivered to the General Contractor. The General Contractor shall maintain said funds in a non-interest bearing account. No funds, other than funds collected pursuant to this Ordinance, shall be held in said account. The General Contractor shall be required to provide notice to all parties within thirty (30) days of receipt of any Non-Developer funds. Said notice shall expressly identify the parties paying same, the amount paid, and the calculation that supported the amount paid. If there is any dispute with regard to the amount to be paid, the General Contractor shall bring same to the attention of the Board representing the Developers and shall be bound by their final determination as to the amount that should be paid.

**Introduced:** August 15, 2024

**Public Hearing:** September 26, 2024

Lauren Kirkman, JD, RMC, CMR  
Township Clerk

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Exhibit A

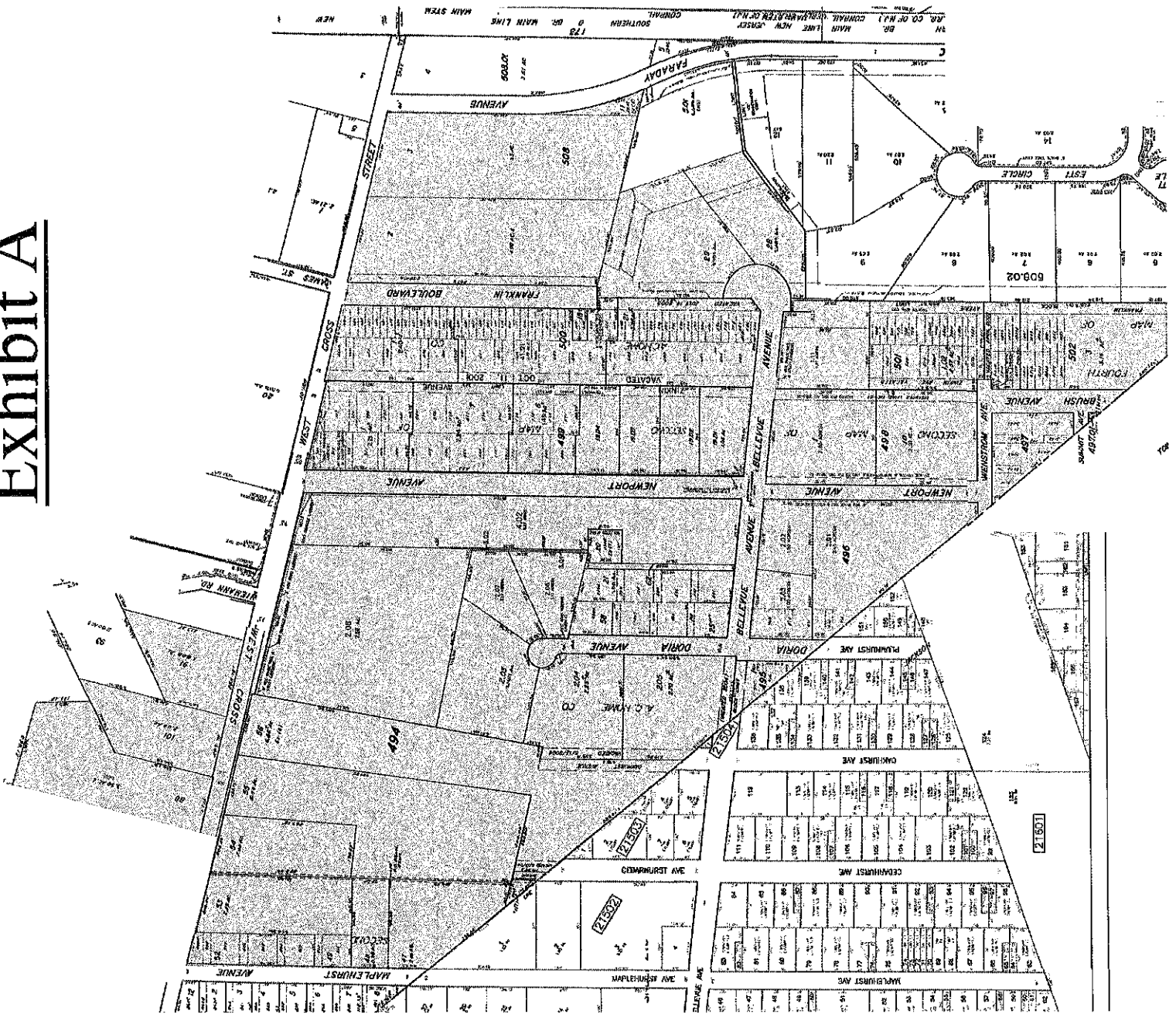
Plan of Properties in the School Overlay District prepared by Newlines

# Exhibit A

## Newport Overlay Zone Area – List of Block & Lots

Block: 494 Lot: 2.08	Block: 499 Lot: 8	Block: 494 Lot: 2.03
Block: 494 Lot: 4.02	Block: 499 Lot: 19.04	Block: 494 Lot: 2.07
Block: 251.05 Lot: 88	Block: 499 Lot: 19.03	Block: 494 Lot: 3
Block: 251.05 Lot: 101	Block: 499 Lot: 19.01	Block: 499 Lot: 1
Block: 251.05 Lot: 91	Block: 500 Lot: 41.01	Block: 494 Lot: 58
Block: 494 Lot: 52	Block: 508 Lot: 2	Block: 494 Lot: 2.06
Block: 494 Lot: 53	Block: 508 Lot: 3	Block: 494 Lot: 21
Block: 494 Lot: 54	Block: 508 Lot: 11	Block: 494 Lot: 25
Block: 494 Lot: 47	Block: 508 Lot: 29	Block: 494 Lot: 62
Block: 494 Lot: 55	Block: 508 Lot: 28	Block: 494 Lot: 20
Block: 494 Lot: 56	Block: 500 Lot: 1	Block: 499 Lot: 7
Block: 494 Lot: 2.04	Block: 502 Lot: 1	Block: 494 Lot: 21
Block: 496 Lot: 2.02	Block: 500 Lot: 18	Block: 501 Lot: 1.02
Block: 496 Lot: 2.03	Block: 494 Lot: 2.05	Block: 501 Lot: 1.11
Block: 496 Lot: 2.01	Block: 500 Lot: 21	Block: 501 Lot: 1.12
Block: 497 Lot: 1	Block: 499 Lot: 19.02	Block: 502 Lot: 3
Block: 498 Lot: 1	Block: 495 Lot: 1.00	Block: 494 Lot: 45
Block: 498 Lot: 10	Block: 494 Lot: 49	Block: 497.01 Lot: 1
	Block: 494 Lot: 48	

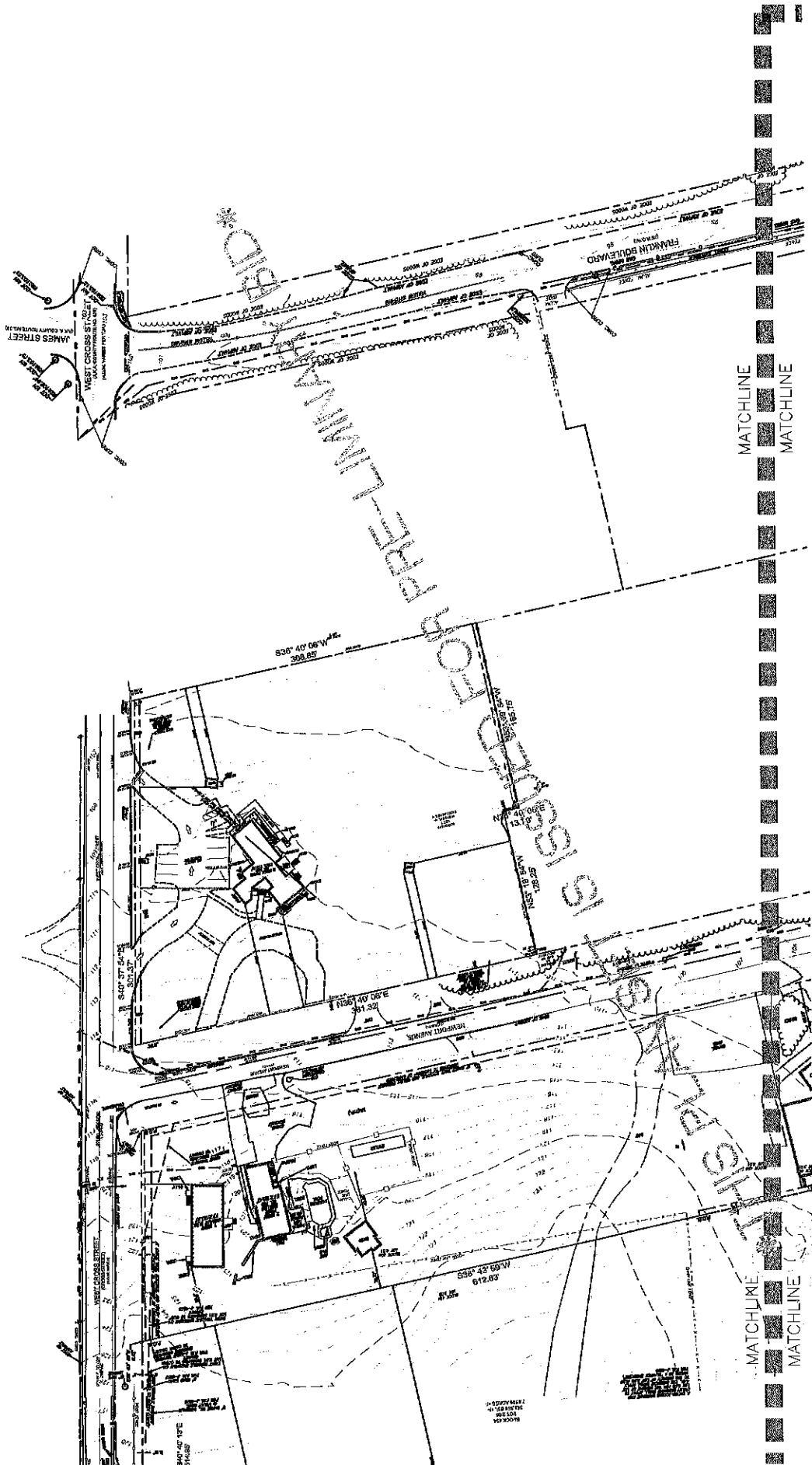
# Exhibit A



**Exhibit B**

**Concept Improvement Plan**





SOIL BORING TABLE

BORING #	ELEVATION	DEPTH	ELEV. AT BOTTOM	NOTES
BORING #1	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #2	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #3	XXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #4	XXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #5	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #6	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED

NOTES:  
 1. ELEVATIONS SHOWN TO BE DERIVED FROM  
 2. BOTH HORIZONTAL AND VERTICAL DATUM  
 3. BENCHMARK ELEVATION OF \_\_\_\_\_ WAS USED FOR

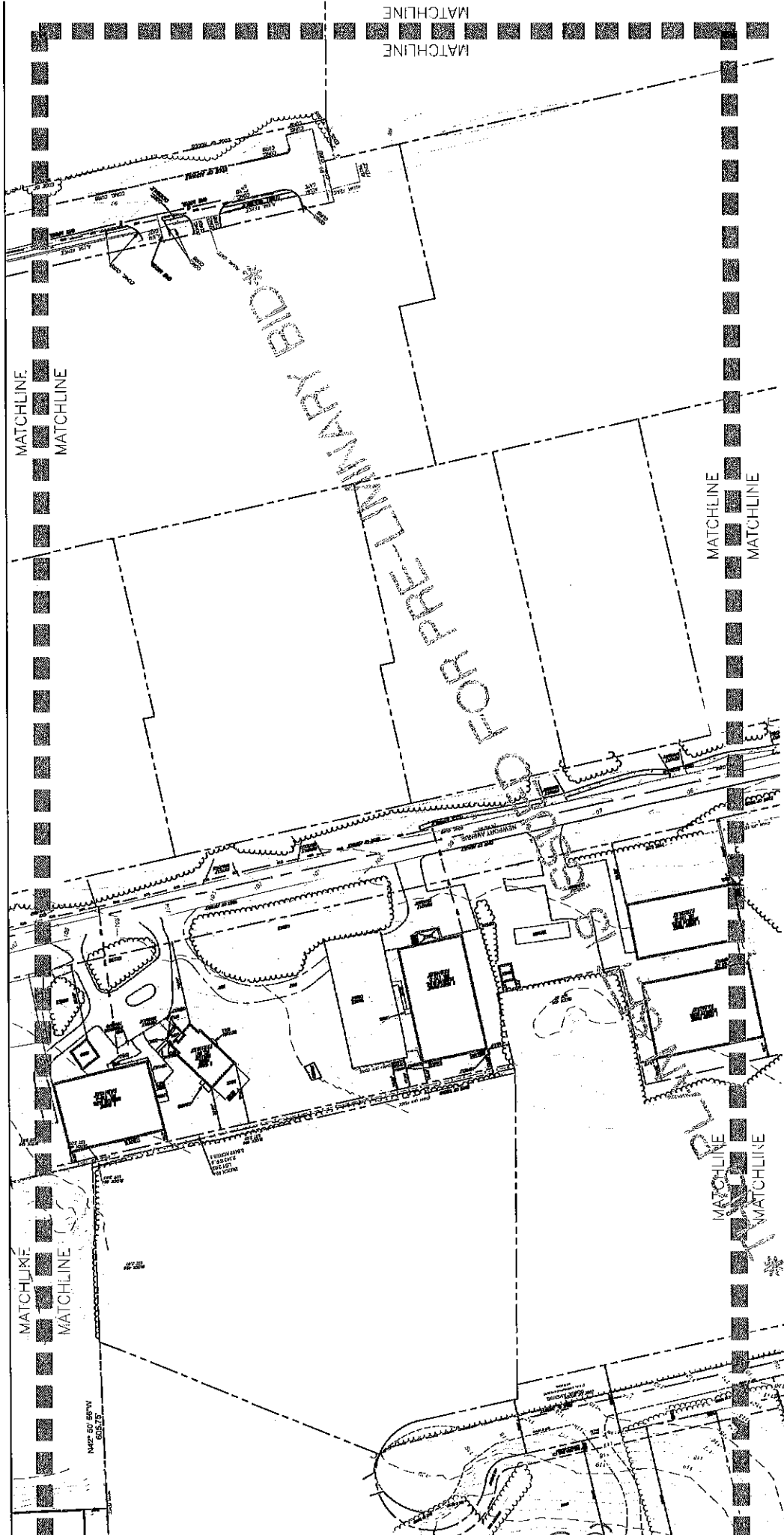
**NEWLINES**  
 ENGINEERING, P.C.  
 11777 Highway 101, Suite 100  
 San Diego, CA 92131  
 (619) 444-1111  
 FAX (619) 444-1112  
 www.newlines.com

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 LICENSE NO. 10000  
 STATE OF CALIFORNIA

PROJECT: \_\_\_\_\_  
 DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_





NEWLINES  
 ARCHITECTURAL & ENGINEERING  
 1000 W. 10TH STREET  
 SUITE 200  
 LACKAWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY 08203  
 TEL: 609.426.1100  
 FAX: 609.426.1101  
 WWW.NEWSLINESNJ.COM

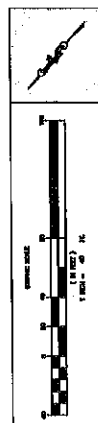
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DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 DRAWN BY: [REDACTED]

NOTES:  
 1. EXISTING STRUCTURES LOCATED BY THE SURVEY.  
 2. ALL ELEVATIONS ARE IN FEET.  
 3. BENCHMARK ELEVATION OF [REDACTED] WAS USED FOR [REDACTED].

SOIL BORING TABLE

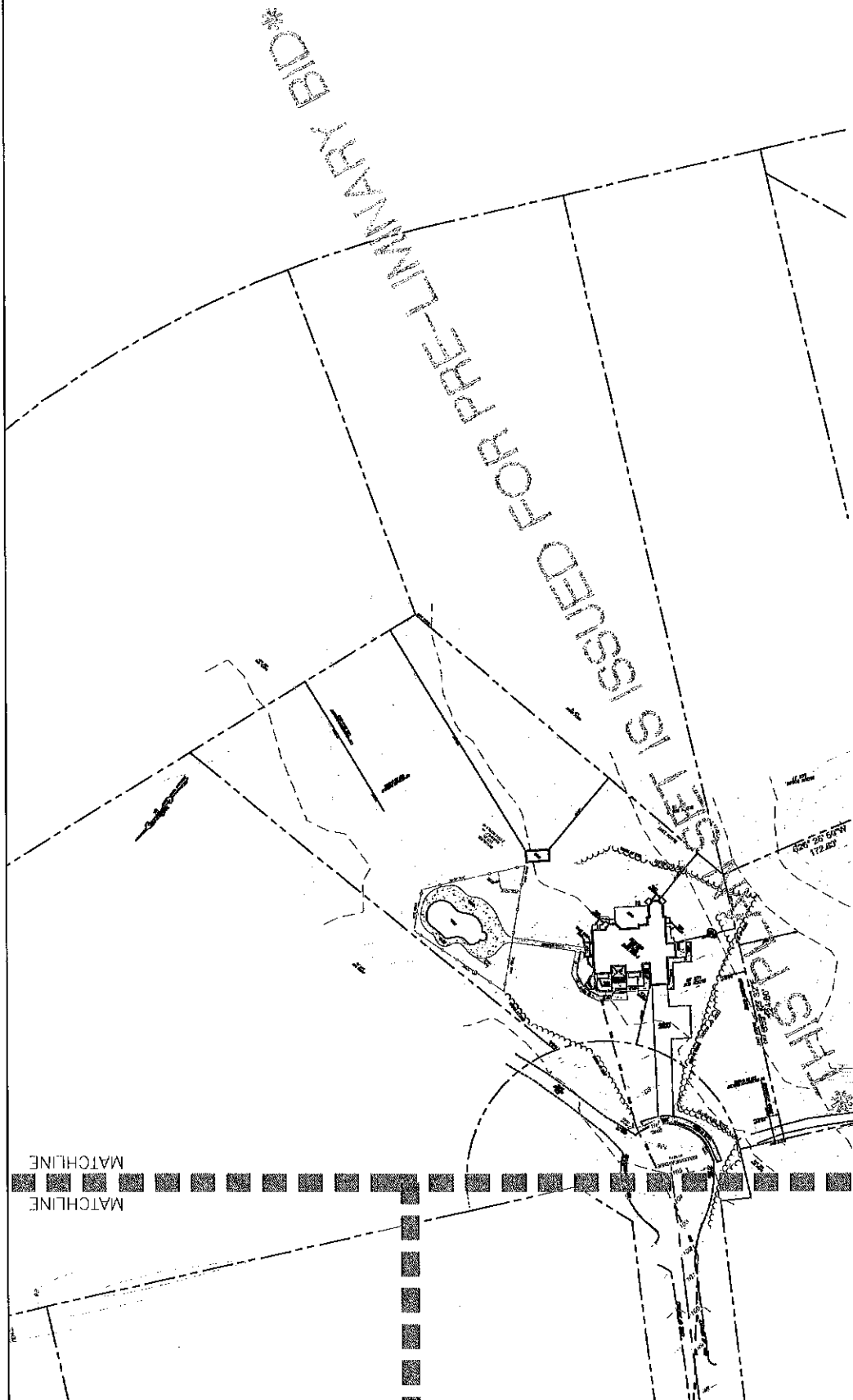
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BORING #1	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #2	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #3	XXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #4	XXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #5	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #6	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED











SOIL BORING TABLE

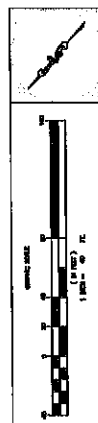
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BORING #1	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #2	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #3	XXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #4	XXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #5	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #6	XXX'	XXX'	XXX'	NO WATER ENCOUNTERED

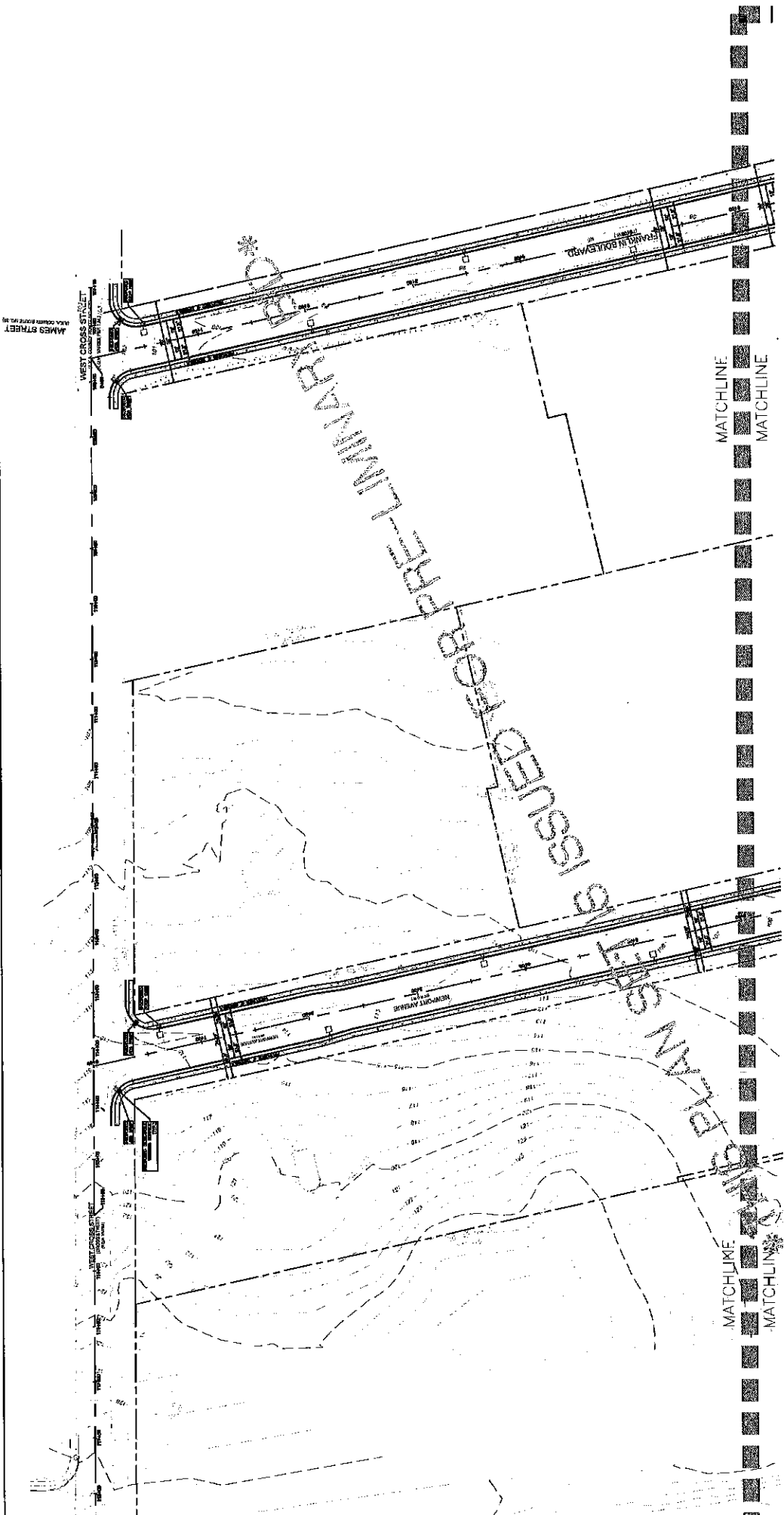
NOTES:  
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 2. EXISTING UTILITIES TO BE DELETED.  
 3. BENCHMARK ELEVATION OF \_\_\_\_\_ WAS USED FOR \_\_\_\_\_

GLENN D. JAMES, P.E., P.P.S.  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 12345  
 STATE OF CALIFORNIA

**NEW LINES**  
 PLANS, SPECIFICATIONS & BIDDING DOCUMENTS  
 PREPARED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

NOTES:  
 1. EXISTING CONDITIONS & DIMENSIONS SHOWN ON THIS PLAN ARE TO BE MAINTAINED UNLESS OTHERWISE INDICATED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. BENCHMARK ELEVATION OF \_\_\_\_\_ WAS USED FOR \_\_\_\_\_





**NEW LINES**  
 CIVIL ENGINEERING  
 1000 W. 10th Street, Suite 100  
 Lincoln, Nebraska 68502  
 Phone: (402) 441-1111  
 Fax: (402) 441-1112  
 E-mail: newlines@newlines.com

CLIENT: [REDACTED]  
 PROJECT: [REDACTED]  
 DATE: [REDACTED]

DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

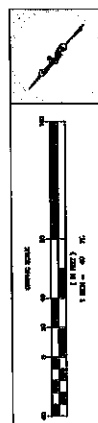
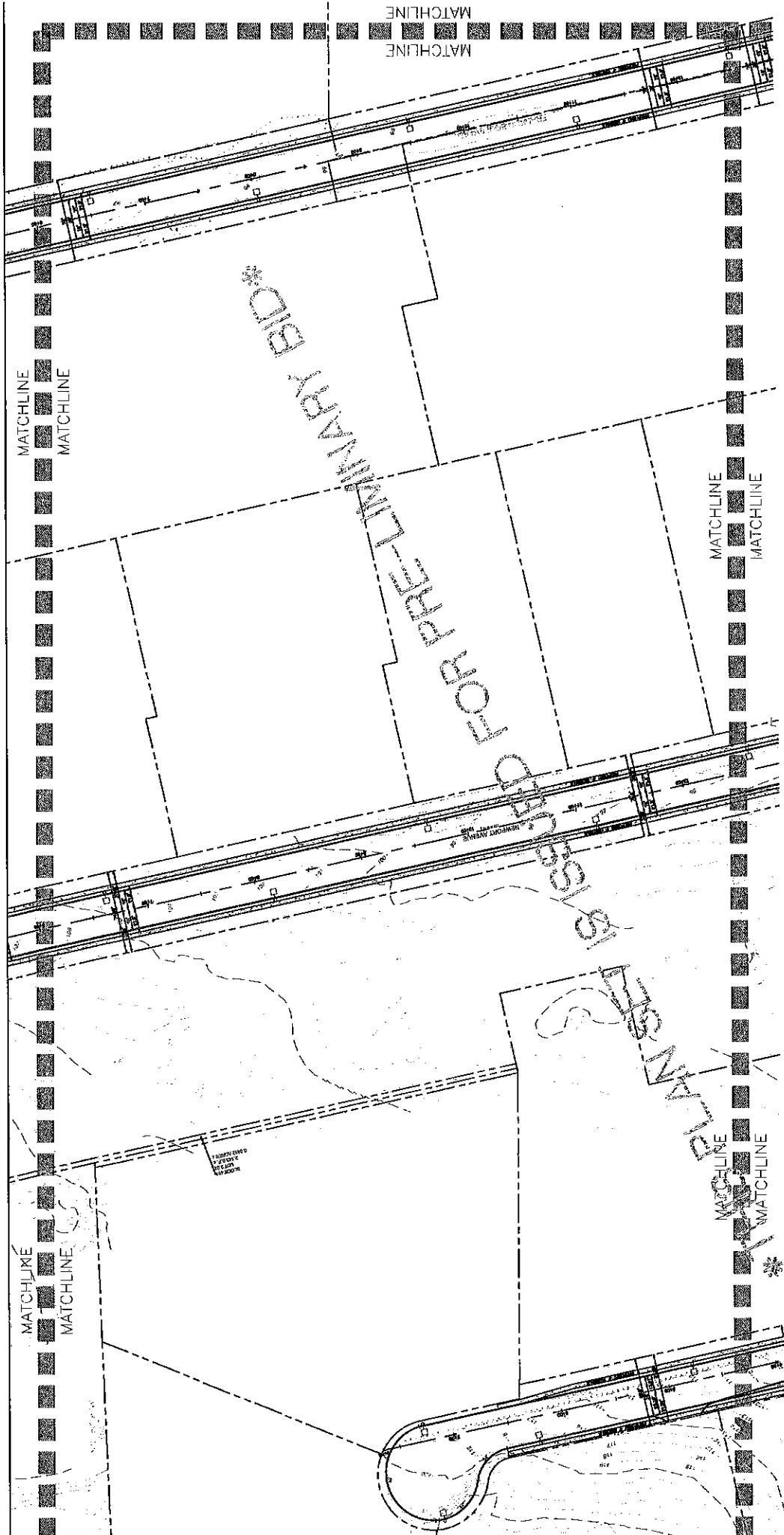
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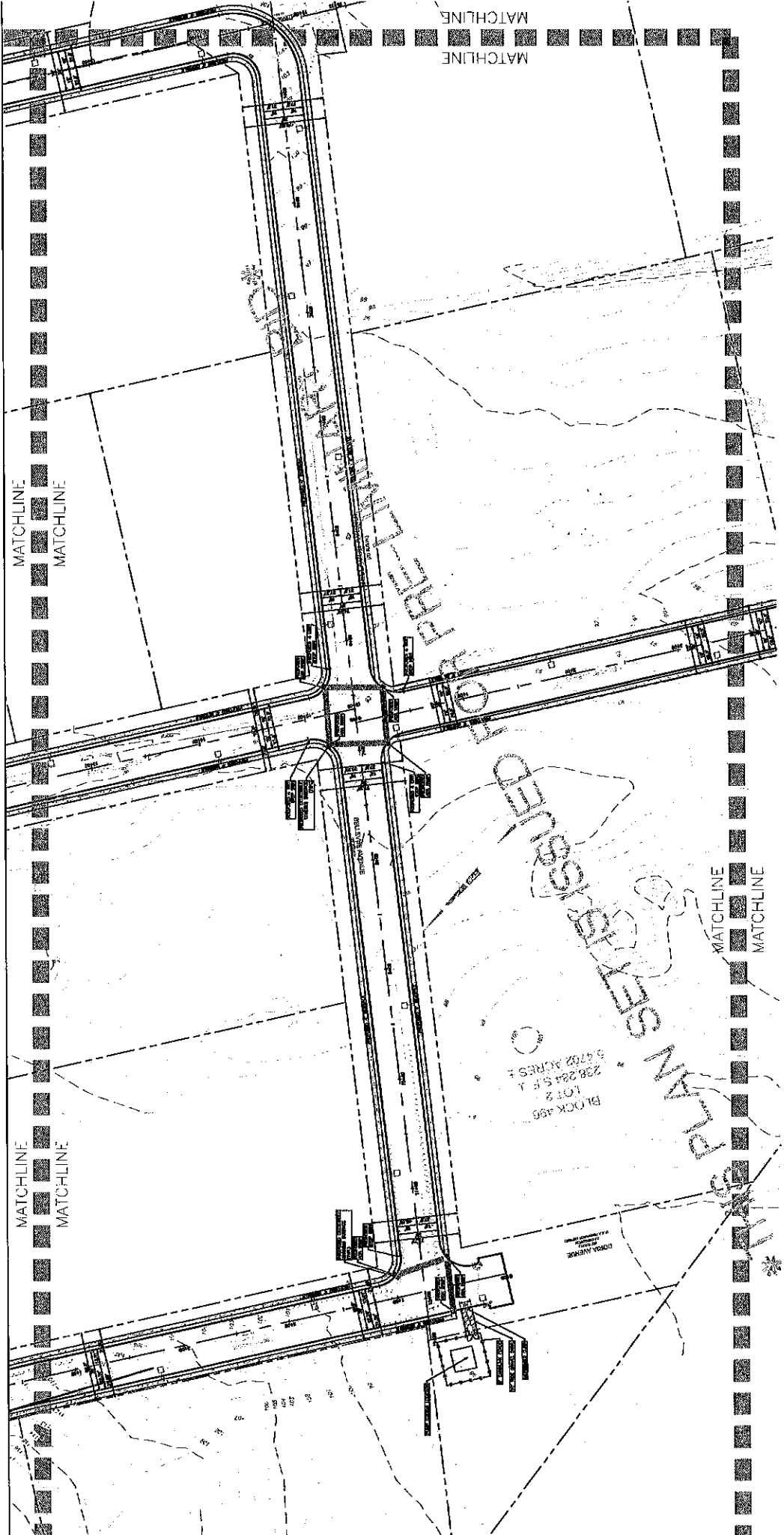


GLENN D. LINES, P.E., P.C.  
 1717 Highway 100, Suite 100  
 Ocean City, NJ 08226  
 TEL: 856-825-1100 FAX: 856-825-1101  
 WWW: www.gdlines.com

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 LAND SURVEYING & ENGINEERING, INC.  
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 TEL: 856-825-1100 FAX: 856-825-1101  
 WWW: www.newlines.com

DATE: 08/11/10  
 DRAWN BY: JDL  
 CHECKED BY: JDL  
 PROJECT: 10-00000000-0000-0000-0000-000000000000  
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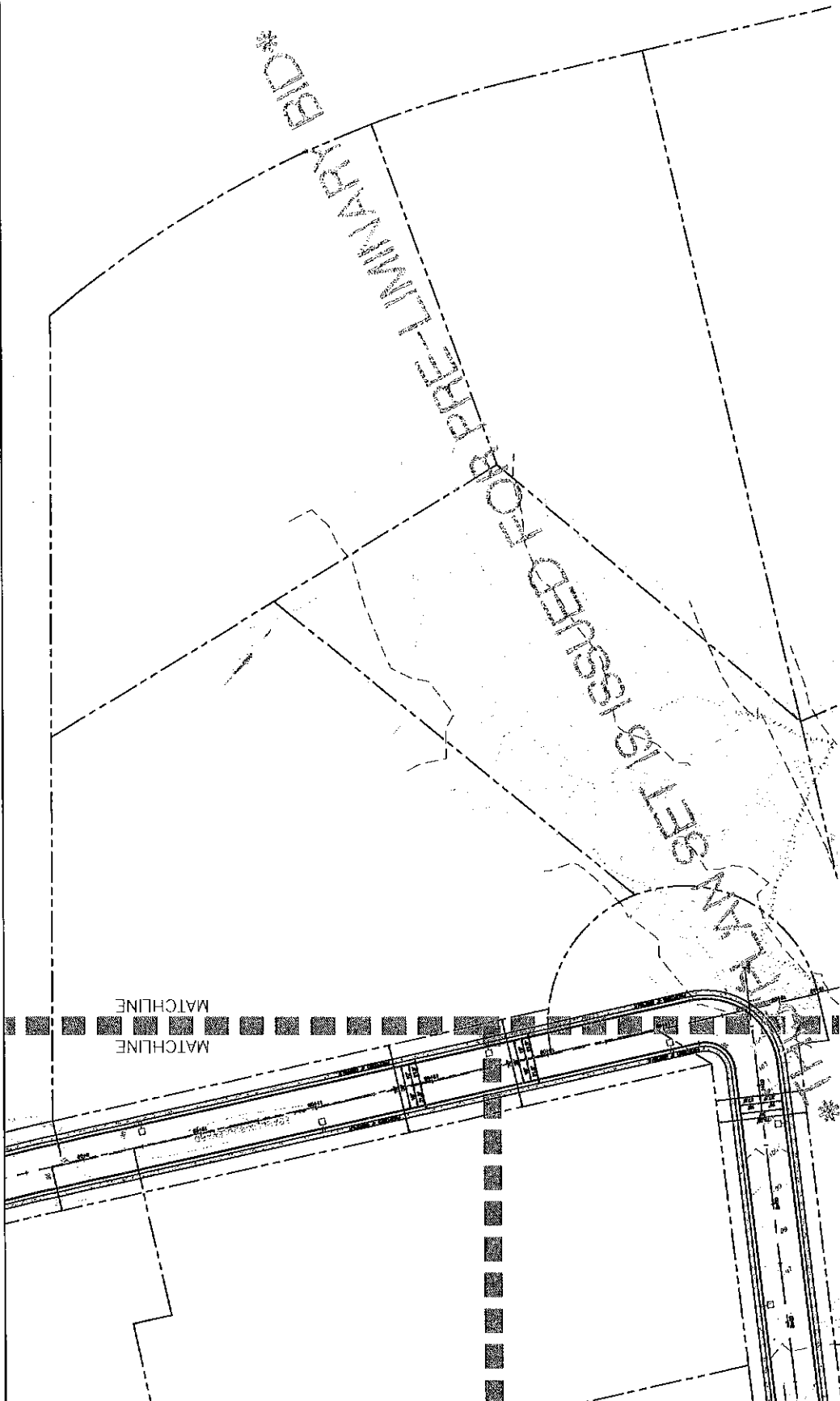
**GLENN D. LINES, P.E., P.P.**  
**NEWLINES**  
 LAND CONSULTANTS, INC.  
 1000 W. 10th Street, Suite 100  
 Lawrenceville, Georgia 30046  
 (770) 962-1111  
 FAX (770) 962-1112  
 www.newlines.com

BOUNDARY IMPROVEMENT PLAN  
 LAYOUT & DIMENSION PLAN  
 AND FINISH & UTILITIES PLAN  
 FOR THE  
 LANDWOOD TOWNSHIP, COHEN COUNTY, ARIZONA

DATE: 11/11/11







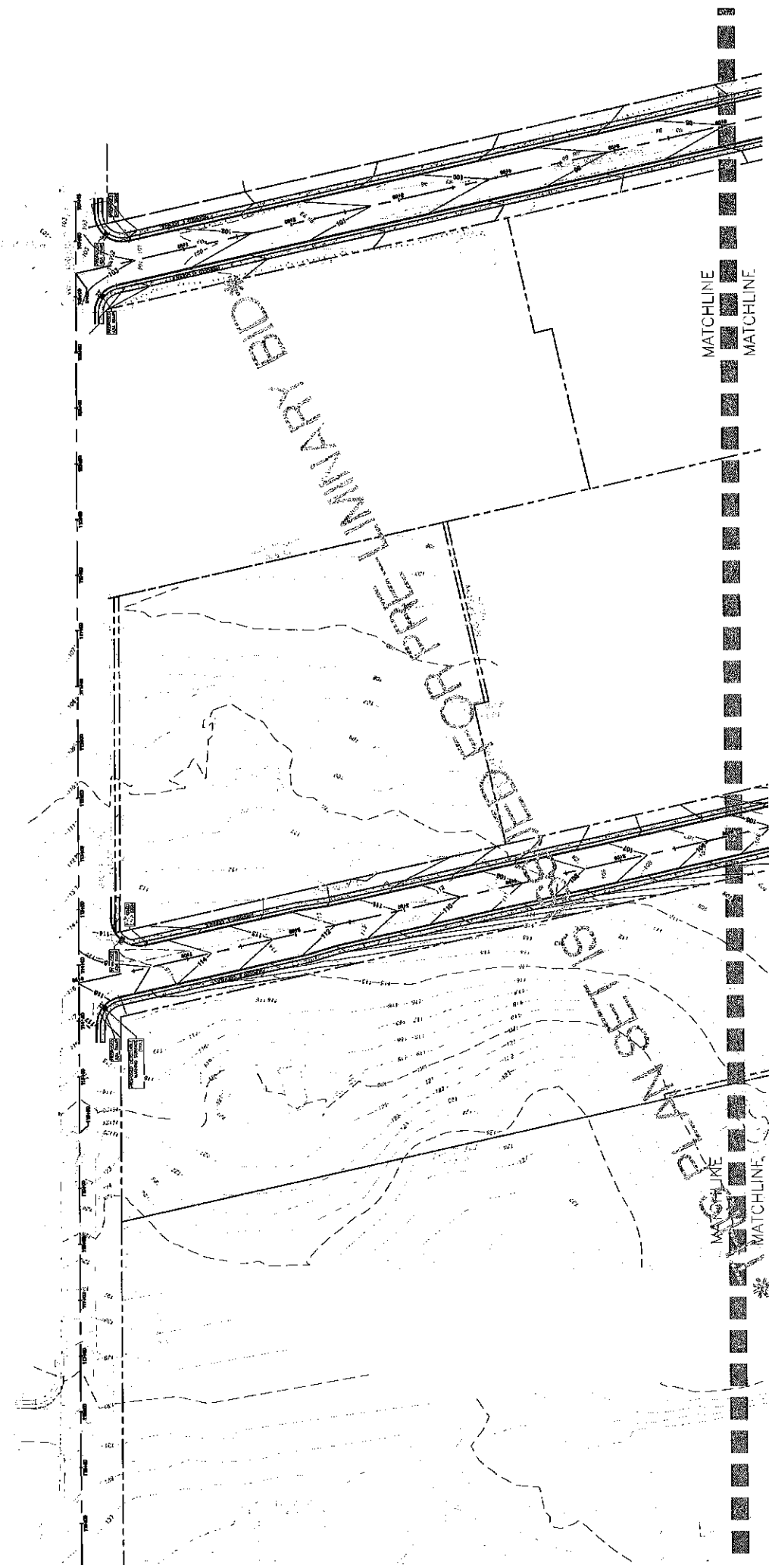
**NEWLINES**  
 LAND SURVEYING & ENGINEERING, P.C.  
 1111 W. 11th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 241-1111  
 Fax: (405) 241-1112  
 Email: newlines@newlines.com

PROJECT: [REDACTED]  
 DATE: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

GLENN D. LINER, P.E., P.L.S.  
 LICENSE NO. [REDACTED]  
 STATE OF OKLAHOMA







**CLEWELINE, P.C.**  
 1774 W. 10th St.  
 Anchorage, Alaska 99501  
 (907) 561-1111  
 www.cleweline.com

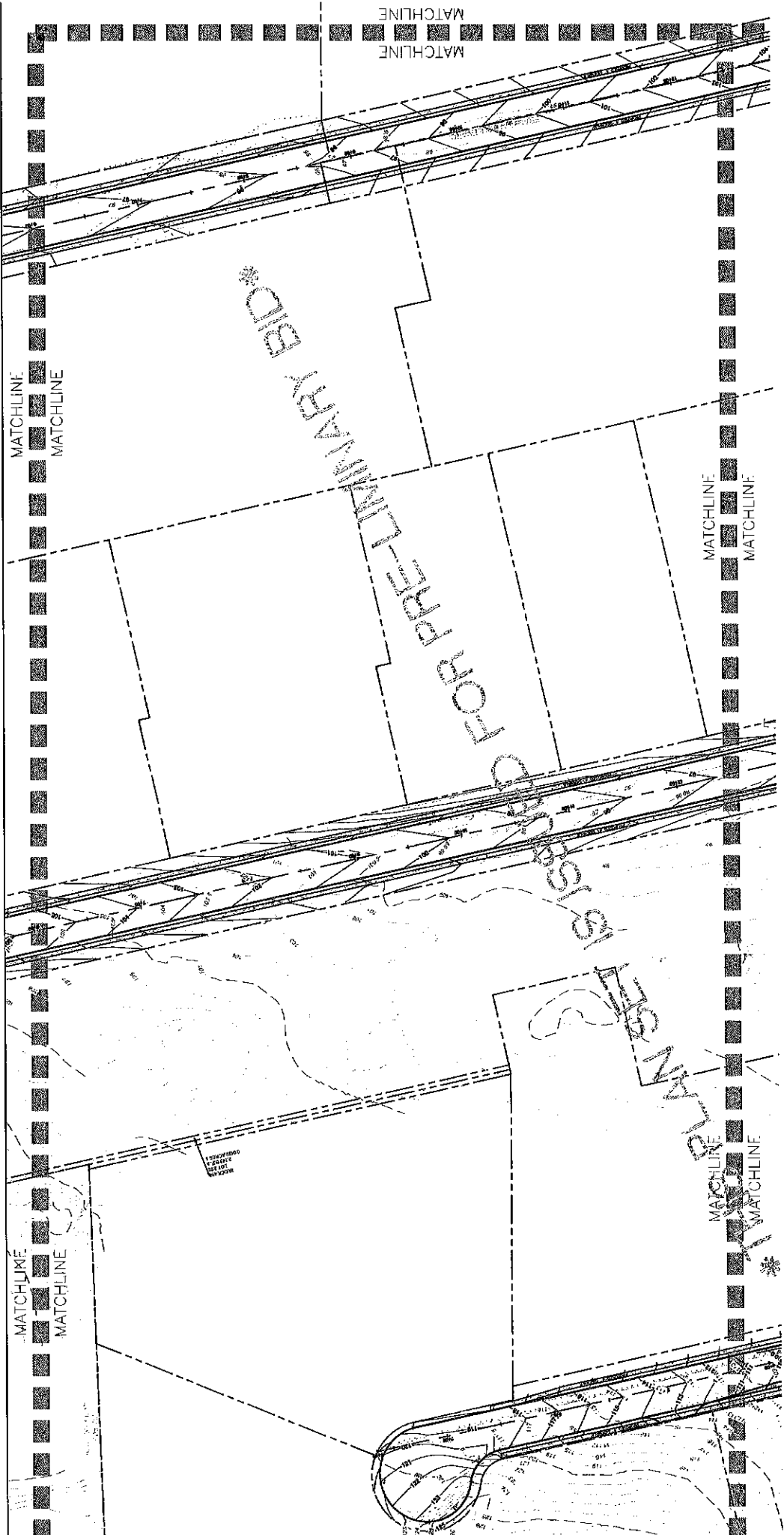
**NEW LINES**  
 1774 W. 10th St.  
 Anchorage, Alaska 99501  
 (907) 561-1111  
 www.newlines.com

REGISTRY PARTICIPANT # 1486  
 REGISTRY PARTICIPANT # 1486  
 REGISTRY PARTICIPANT # 1486  
 REGISTRY PARTICIPANT # 1486

NO.	DATE	DESCRIPTION
001	01/15/01	PROJECT START
002	02/15/01	DESIGN START
003	03/15/01	CONSTRUCTION START
004	04/15/01	CONSTRUCTION END
005	05/15/01	PROJECT END

ANCHORAGE, ALASKA  
 1774 W. 10th St.  
 Anchorage, Alaska 99501  
 (907) 561-1111  
 www.newlines.com





MATCHLINE  
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MATCHLINE

FOR PROFFERED LOTS

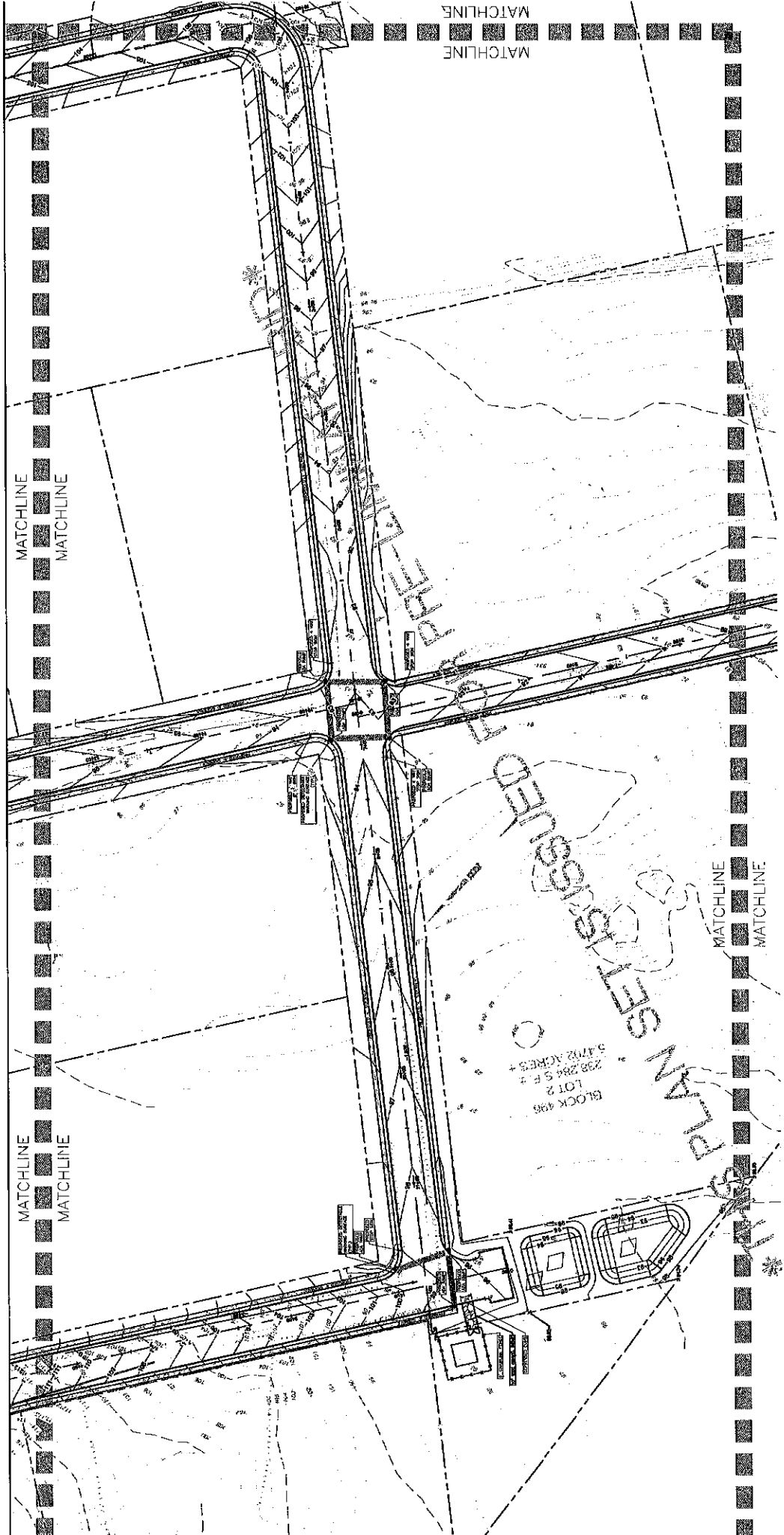
PLAN FOR

**NEWLINES**  
 GLENN JAMES, P.E., P.L.P.  
 LAND CONSULTANTS  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112  
 Website: www.newlines.com

EXHIBIT IMPROVEMENT PLAN  
 SHOWING THE LOCATION OF THE PROPOSED IMPROVEMENTS AND THE LOCATION OF THE EXISTING IMPROVEMENTS AND THE LOCATION OF THE EXISTING UTILITIES AND THE LOCATION OF THE EXISTING EASEMENTS AND THE LOCATION OF THE EXISTING RIGHTS OF WAY AND THE LOCATION OF THE EXISTING ADJACENT PROPERTY.

DATE: 10/1/2010  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1

GRAPHIC SCALE  
 1" = 40'



MATCHLINE  
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LOT 2  
BLOCK 496  
238,284 S.F.  
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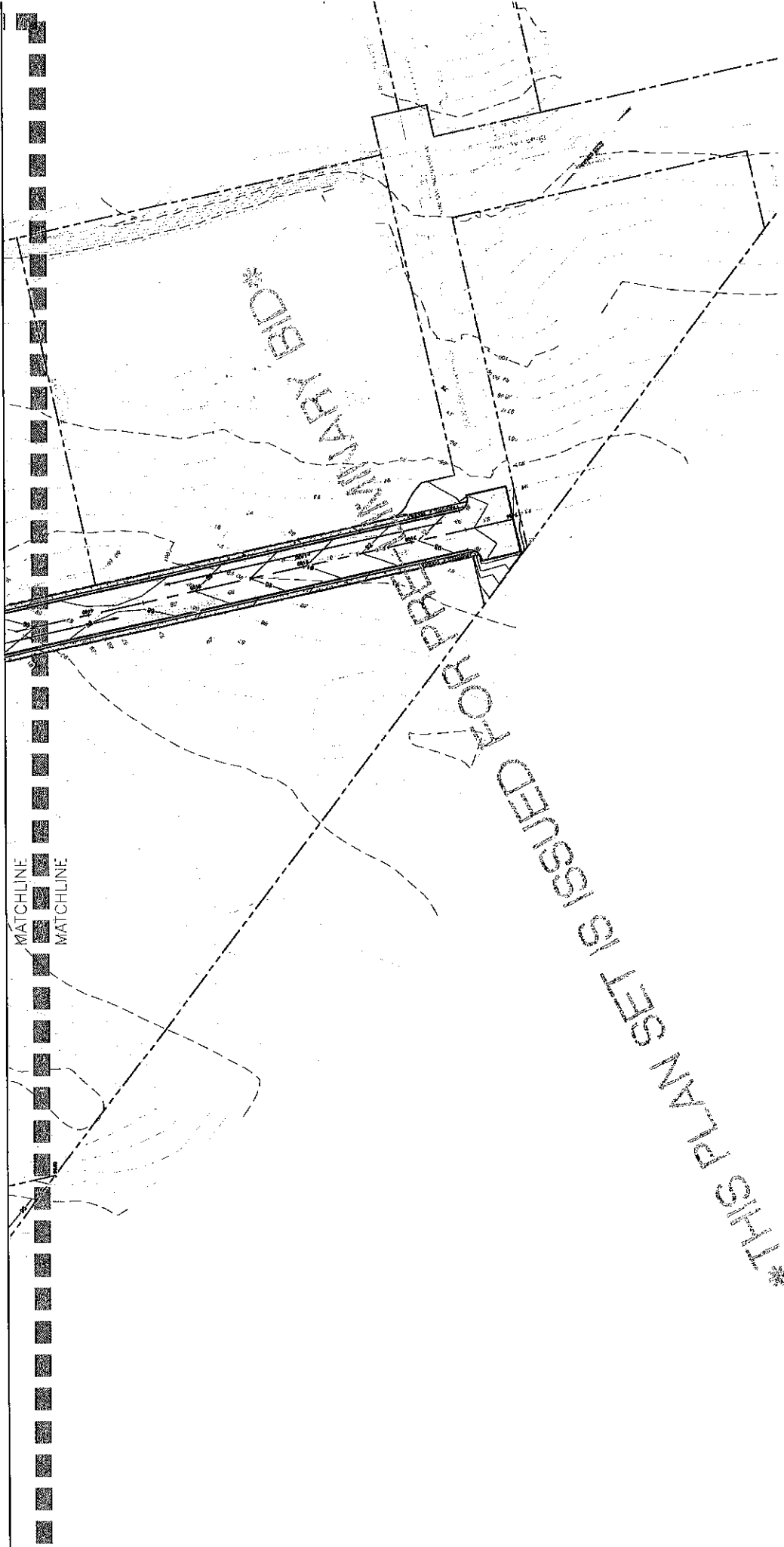
**NEWLINES**  
LAND CONSTRUCTION

CLARENCE JAMES, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NORTH CAROLINA  
EXPIRES 12/31/2018

PROJECT: SITES CENTER  
OWNER: [REDACTED]  
DATE: [REDACTED]

UNIVERSITY MICROFILMS  
SERIALS ACQUISITION  
300 N ZEEB RD  
ANN ARBOR MI 48106-1500  
TEL: 734 769 4000  
WWW.UMI.COM





MATCHLINE  
MATCHLINE

\*THIS PLAN SET IS ISSUED FOR THE PROPERTY BLDG\*

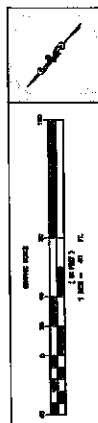
**NEWLINES**  
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN & LANDSCAPE ARCHITECTURE  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 241-1111  
 Fax: (405) 241-1112  
 Website: www.newlines.com

PROJECT: [REDACTED]  
 SHEET: [REDACTED]  
 DATE: [REDACTED]

DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 DRAWN BY: [REDACTED]

APPROVED BY: [REDACTED]  
 LICENSE NO.: [REDACTED]

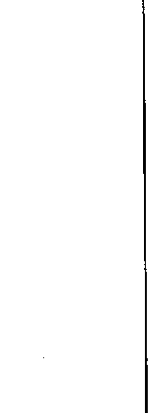
UNIVERSITY OF OKLAHOMA  
 COLLEGE OF ARCHITECTURE  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 241-1111  
 Fax: (405) 241-1112  
 Website: www.newlines.com



**NEW LINES**  
 LAND CONSULTANTS  
 ENGINEERS - ARCHITECTS - SURVEYORS - DESIGNERS - ENVIRONMENTALISTS

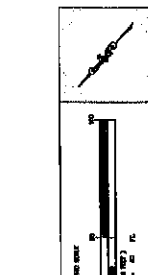
REGISTRY NUMBER: 12345  
 ADDRESS: 123 MAIN STREET, SUITE 100, CHARLOTTE, NC 28202  
 PHONE: (704) 123-4567  
 FAX: (704) 123-4568  
 E-MAIL: info@newlines.com

PROJECT: [REDACTED]  
 DATE: [REDACTED]  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

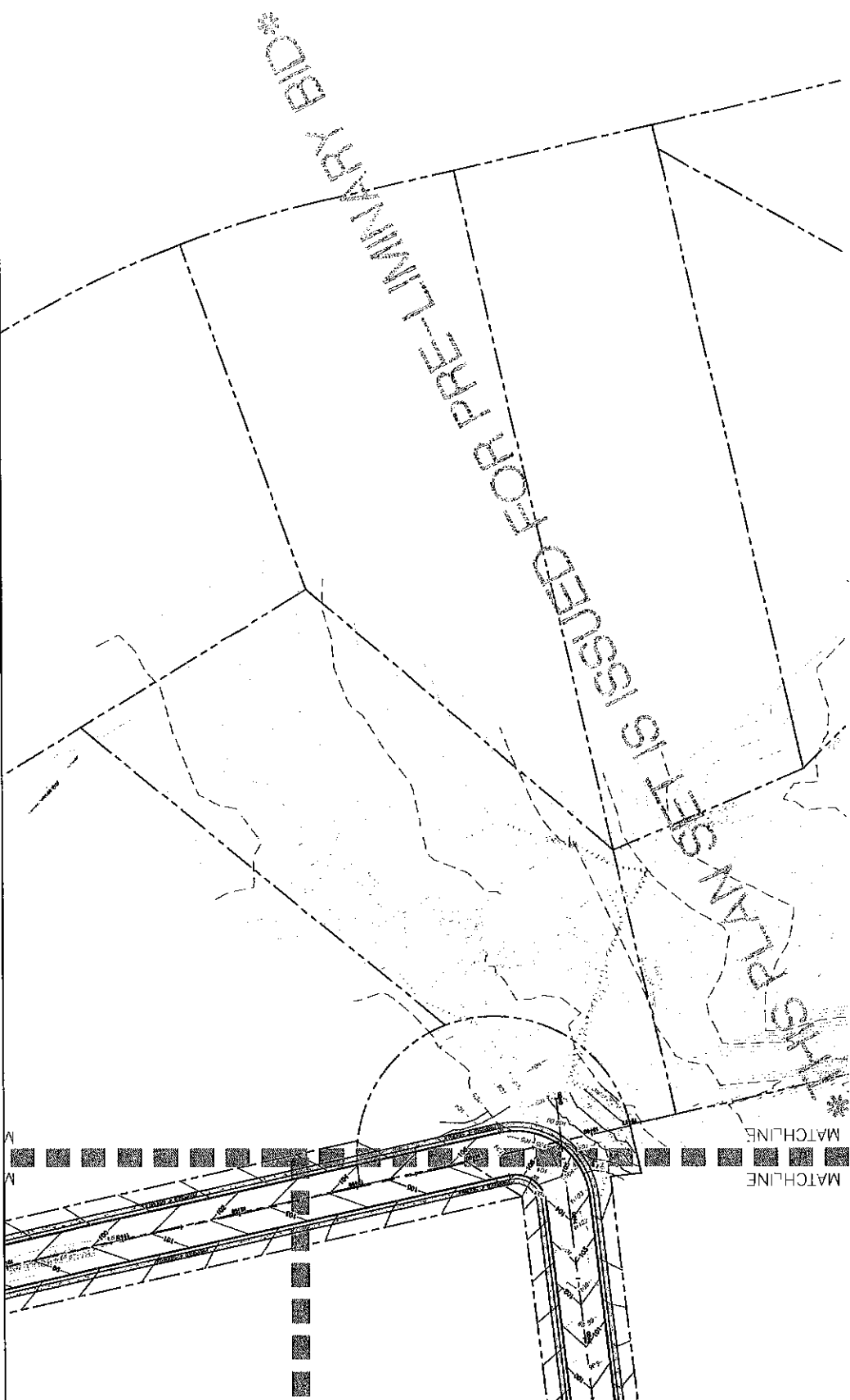


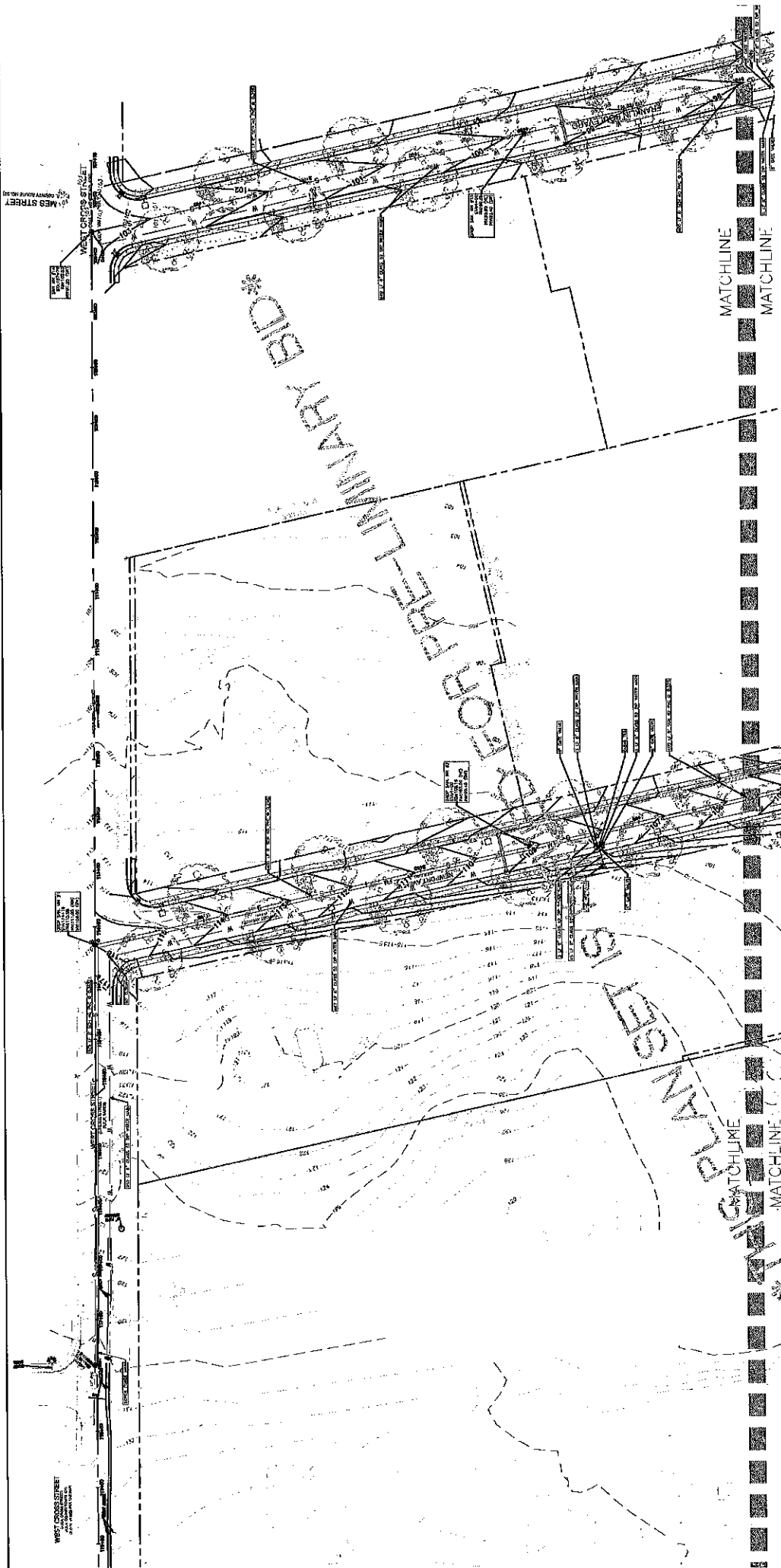
GLINN J. [REDACTED], P.E.  
 STATE OF NORTH CAROLINA  
 LICENSE NO. [REDACTED]

PLANNING BOARD  
 12345 MAIN STREET  
 SUITE 100  
 CHARLOTTE, NC 28202  
 (704) 123-4567



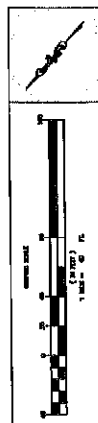
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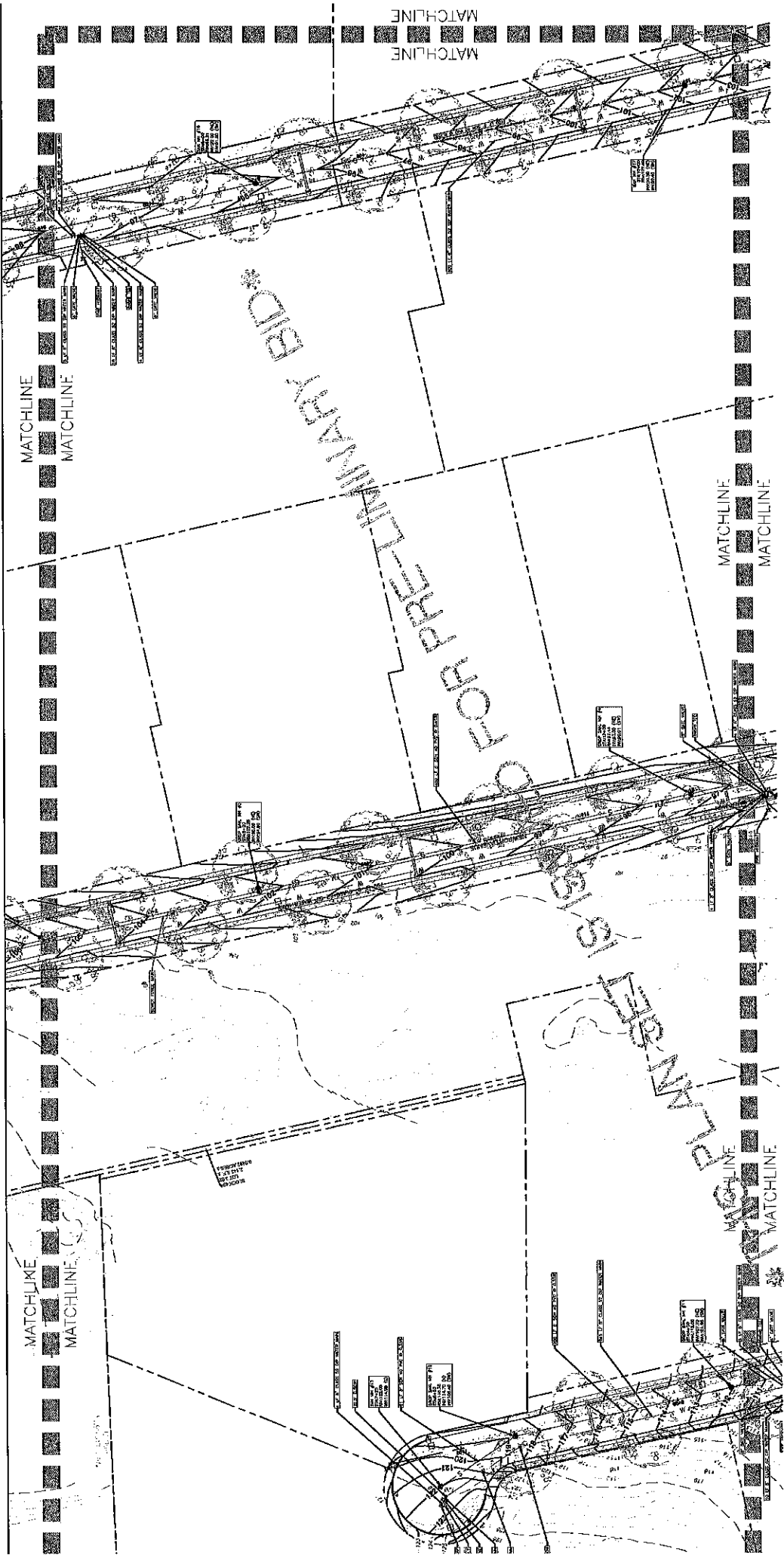




**NEWLINES**  
 LAND CONSULTANTS, INC.  
 1000 WEST CROSS STREET  
 SUITE 200  
 OCEAN COUNTY, NEW JERSEY 08226  
 TEL: 609-426-1100  
 FAX: 609-426-1101  
 WWW.NEWMANLANDCONSULTANTS.COM

PROJECT: MAYBERRY BID  
 SHEET: 1 OF 2  
 DATE: 10/15/10  
 DRAWN BY: J. J. [Signature]  
 CHECKED BY: [Signature]





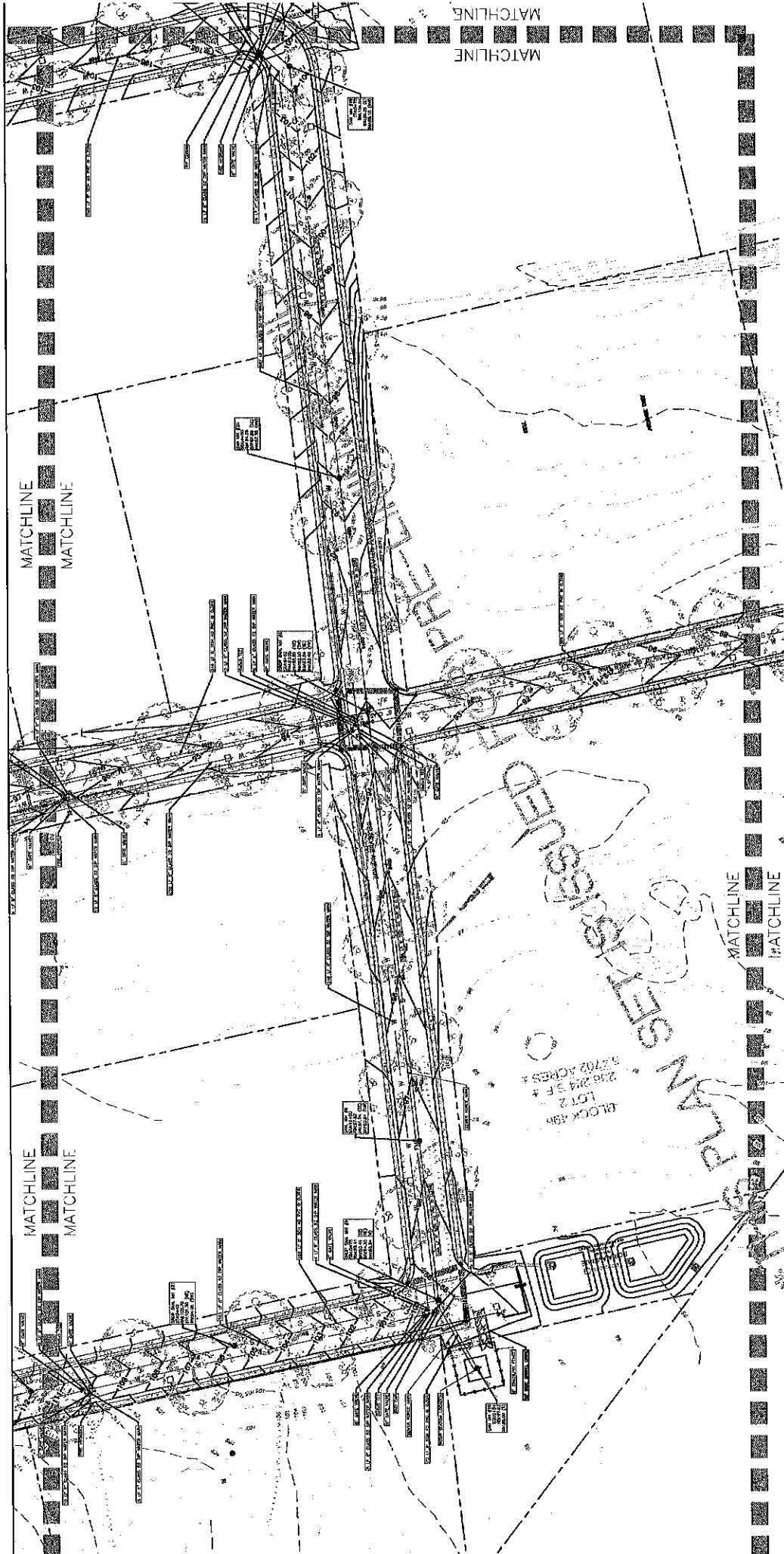
**NEW LINES**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.NEWLINESLA.COM

PROJECT: PLAYGROUND IMPROVEMENT PLANS  
 CLIENT: CITY OF DENVER  
 PROJECT NO.: 2017-001-001  
 DRAWING NO.: 100-001-001-001  
 DATE: 12/15/17  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 APPROVED BY: K. BROWN

SCALE: 1" = 10'-0"

DATE: 12/15/17





**NEW LINES**  
 LAND CONSULTANTS  
 REGISTERED PROFESSIONAL ENGINEERS  
 REGISTERED PROFESSIONAL LAND SURVEYORS

REGISTERED PROFESSIONAL ENGINEER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 10000  
 LICENSE NO. 10000

STATE OF NORTH CAROLINA  
 COUNTY OF WAKE

DATE	10/15/10
PROJECT	NEW LINES
CLIENT	NEW LINES
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
DATE	10/15/10



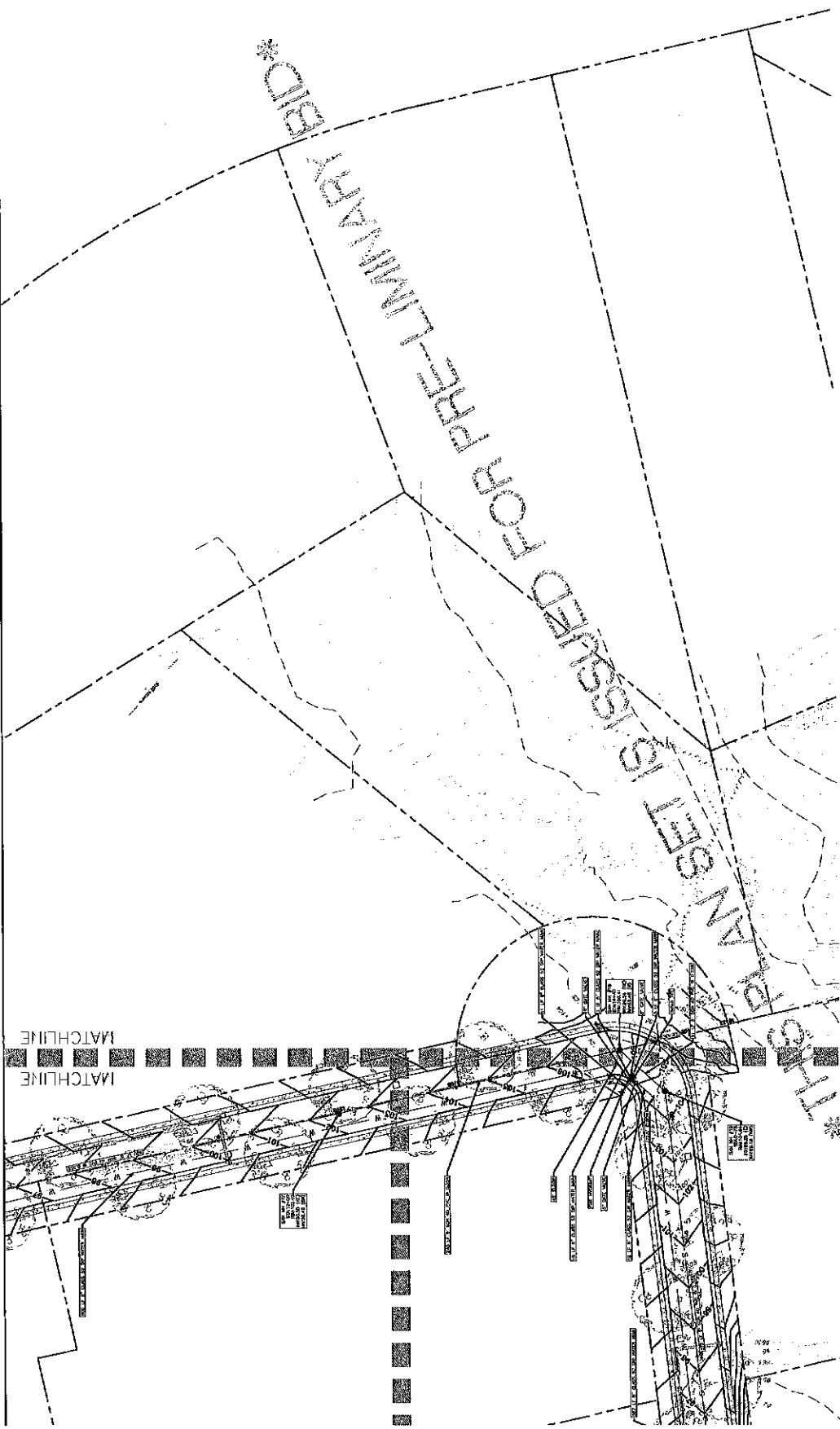


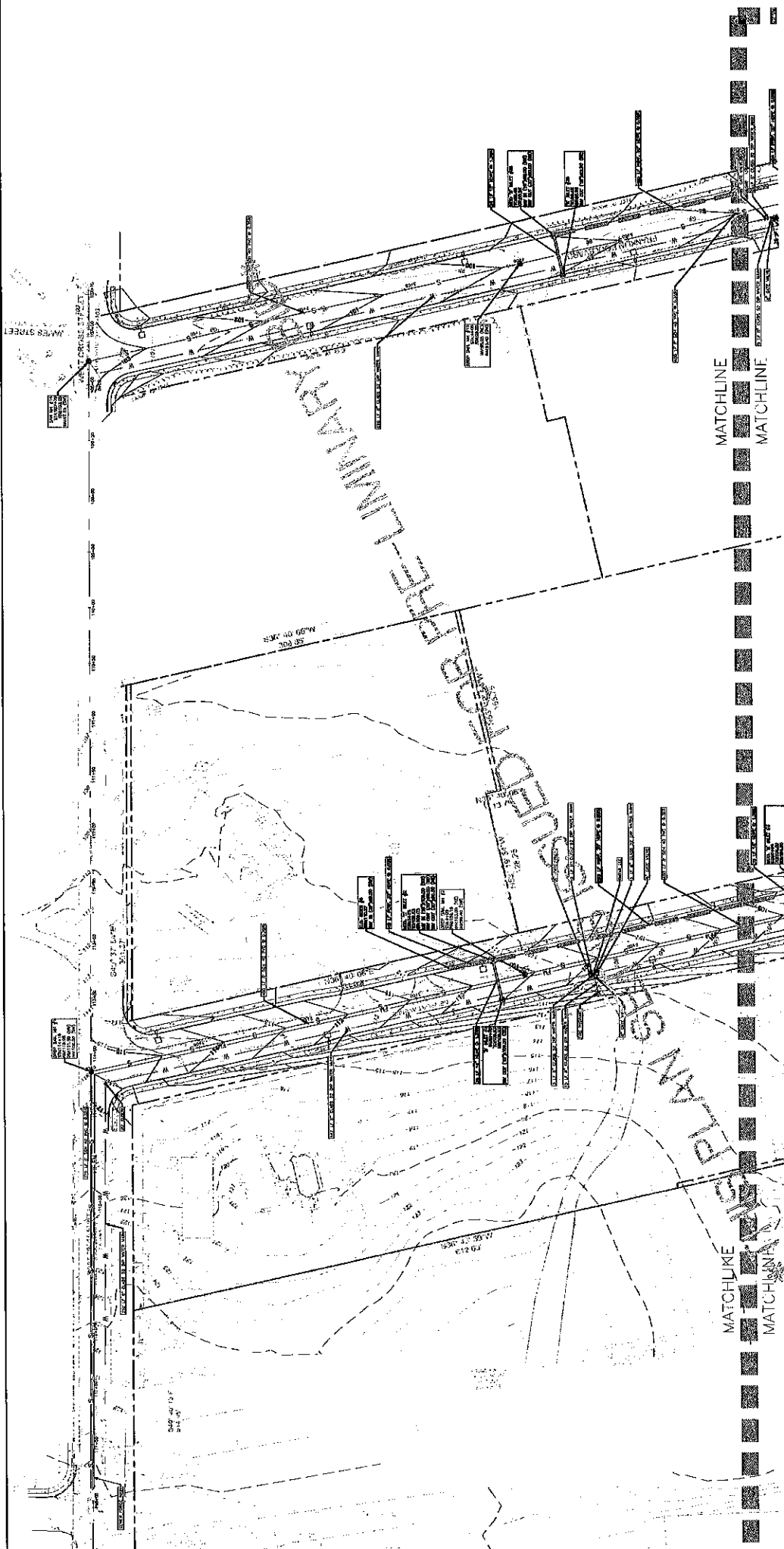


**NEWLINES**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 1000 ROUTE 100, SUITE 200  
 LANSING, MICHIGAN 48106  
 TEL: (313) 487-1100  
 FAX: (313) 487-1101  
 WWW: WWW.NEWLINES-LLP.COM

**CLIENT:** LANDSCAPE ARCHITECTURE & PLANNING  
**PROJECT:** LANDSCAPE ARCHITECTURE & PLANNING  
**DATE:** 10/15/10  
**SCALE:** 1" = 100'

**DESIGNED BY:** [Signature]  
**CHECKED BY:** [Signature]  
**DATE:** 10/15/10

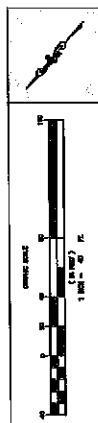


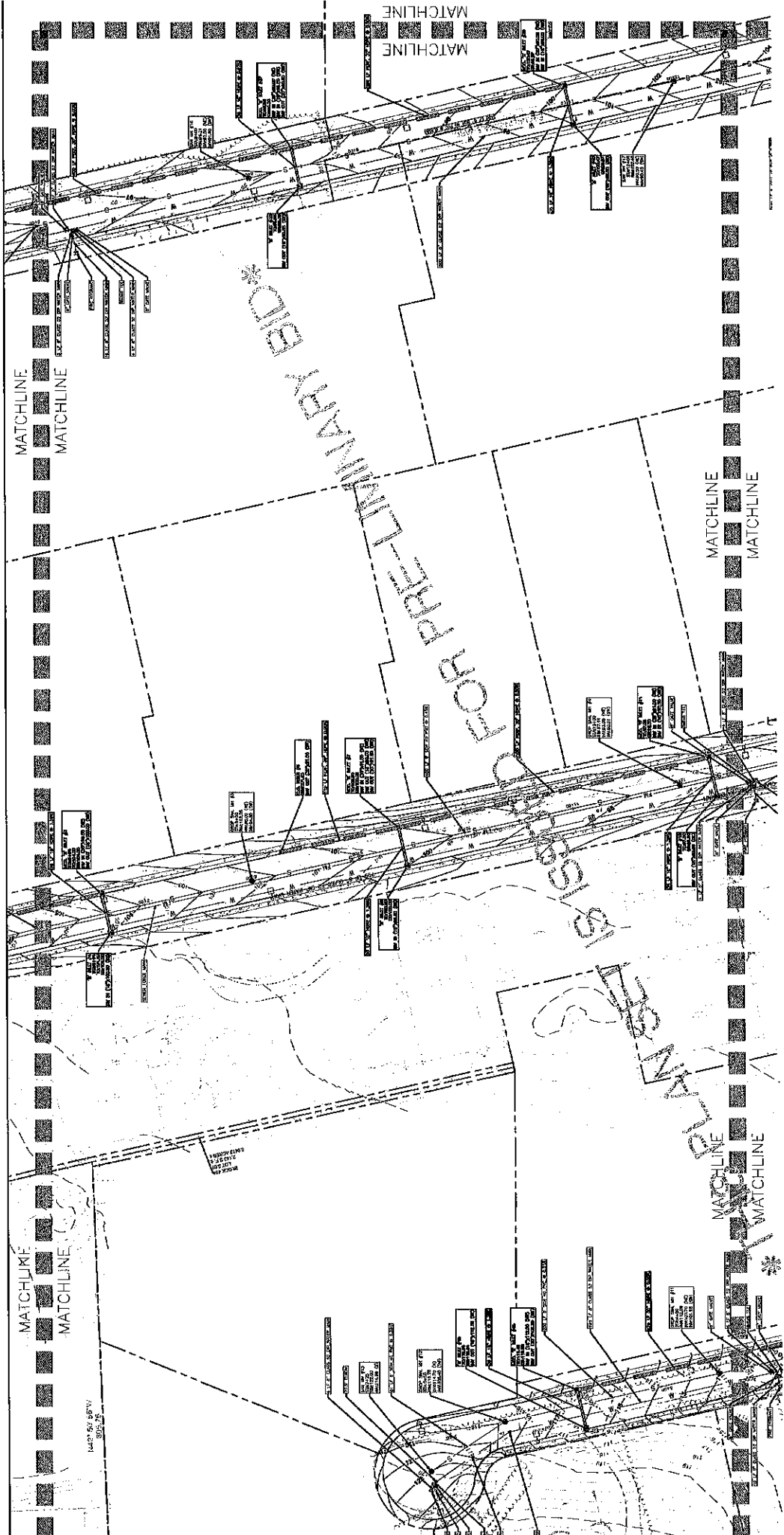


**GLENN D. LINES, P.E., P.P.**  
**NEWLINES**  
 LAND CONSULTANTS  
 10000 S. 100th St., Suite 100  
 Kent, WA 98148  
 (206) 835-1111  
 FAX (206) 835-1112  
 WWW.NEWLINES.COM

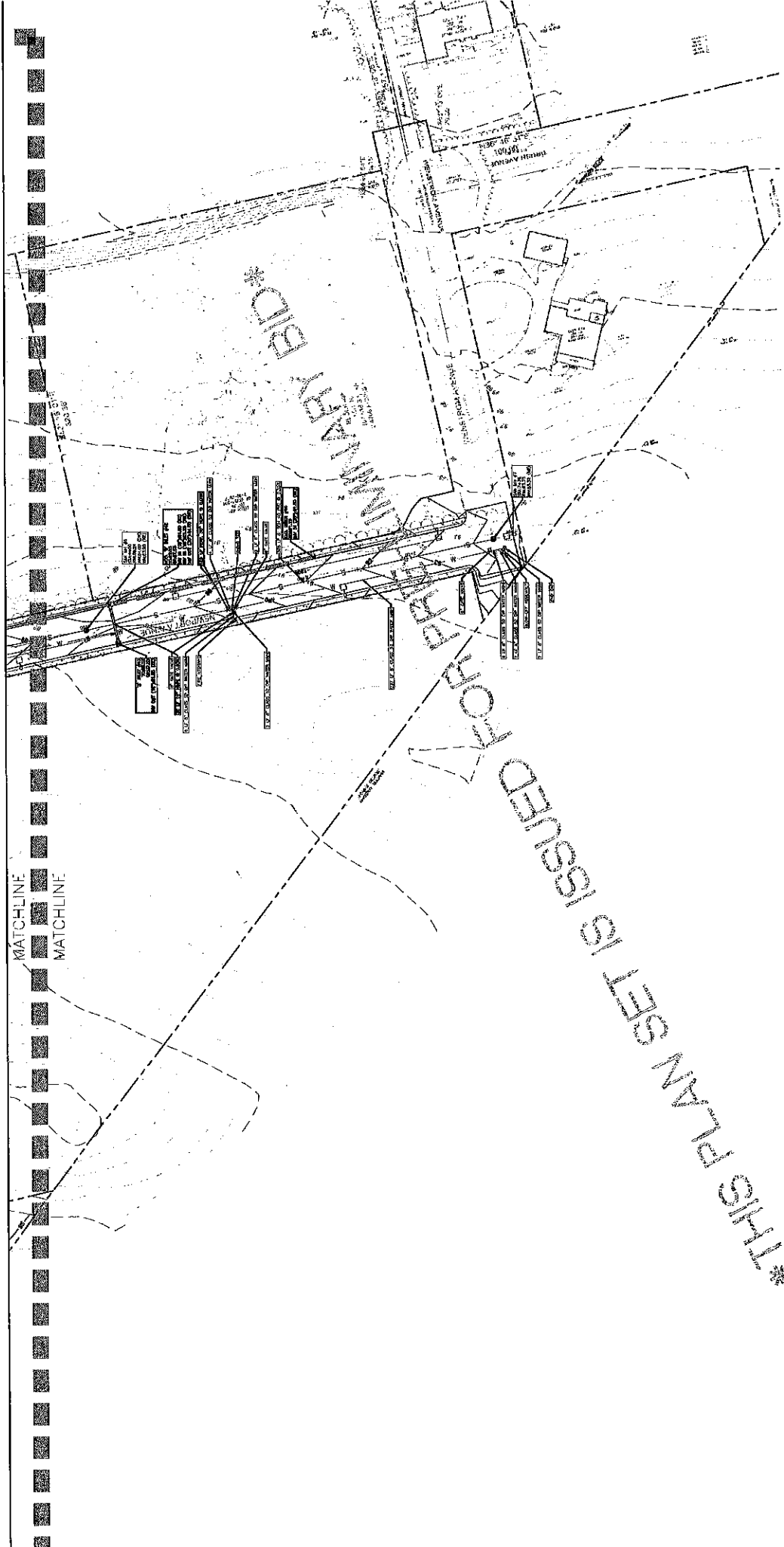
PROJECT: ROADWAY IMPROVEMENT PLAN  
 SHEET: 10000 S. 100th St. - 10000 S. 100th St.  
 DATE: 10/15/10  
 DRAWN BY: J. L. [unreadable]  
 CHECKED BY: [unreadable]  
 APPROVED BY: [unreadable]

PROJECT LOCATION: 10000 S. 100th St. - 10000 S. 100th St.  
 COUNTY: OCEAN COUNTY, NEW JERSEY









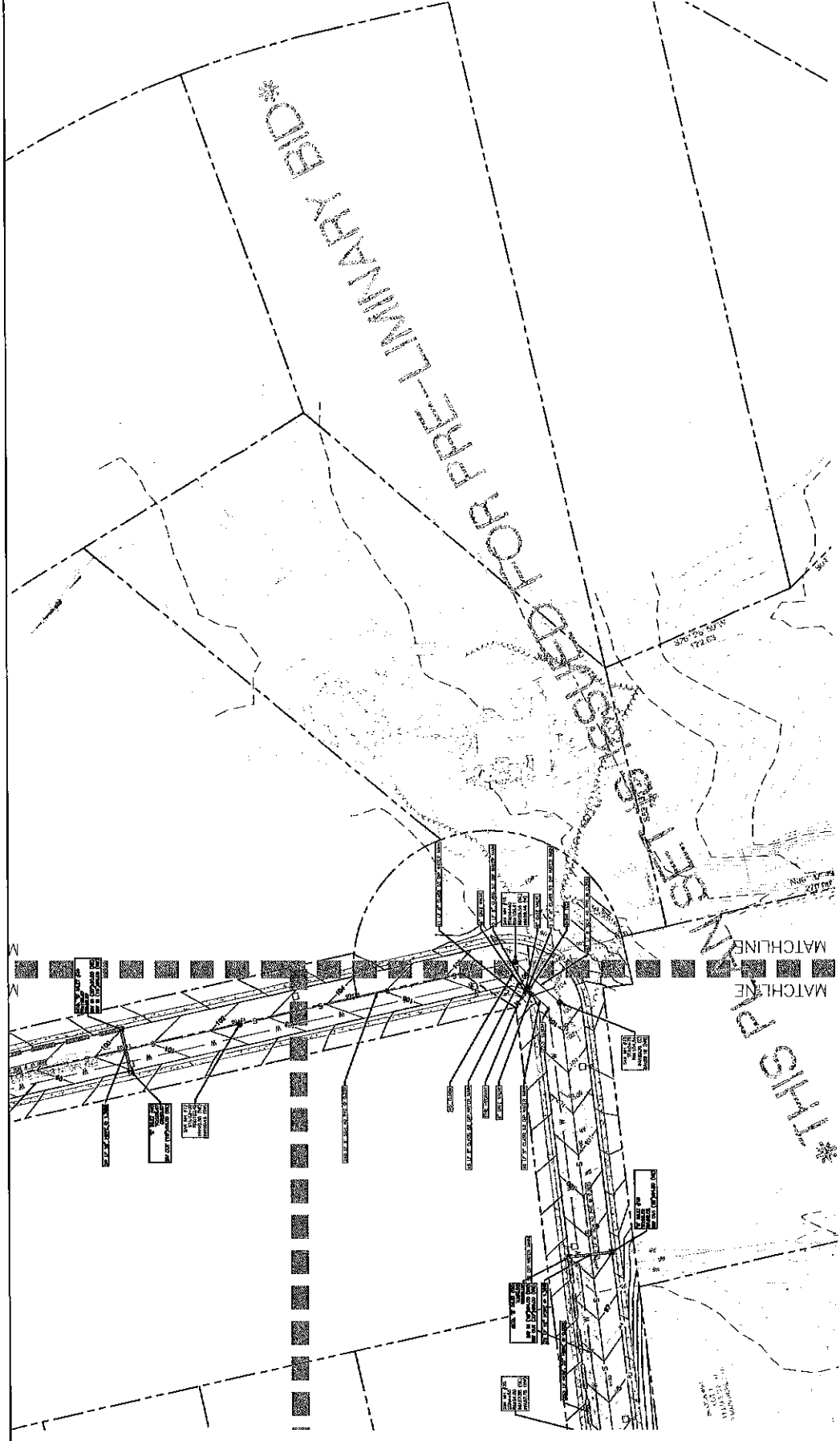
MATCHLINE  
MATCHLINE

**NEW LINES**  
 ENGINEERING & ARCHITECTURE  
 1100 BROADWAY, 15TH FLOOR  
 NEW YORK, N.Y. 10038  
 TEL: (212) 693-1100  
 FAX: (212) 693-1101  
 WWW: WWW.NEWSLINES.COM

PROJECT: **NEW YORK STATE THRUWAY AUTHORITY**  
 DRAWING: **UTILITY PLAN**  
 DATE: **08/11/03**  
 SHEET: **1** OF **1**

DESIGNED BY: **GLENN D. LINER, P.E., P.P.**  
 CHECKED BY: **JOHN J. LINER, P.E.**  
 IN CHARGE: **JOHN J. LINER, P.E.**





\*THIS PLAN MATCHLINE MATCHLINE  
 PROPOSED DRIVEWAY  
 PROPOSED 100' WIDE RIGHT-OF-WAY  
 EXISTING DRIVEWAY  
 \*DRIVEWAY BIDD FOR THE LMMINARY BIDD

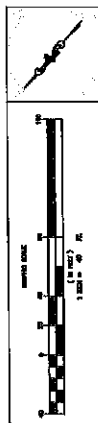
**ONEWELINES**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.ONEWELINES.COM

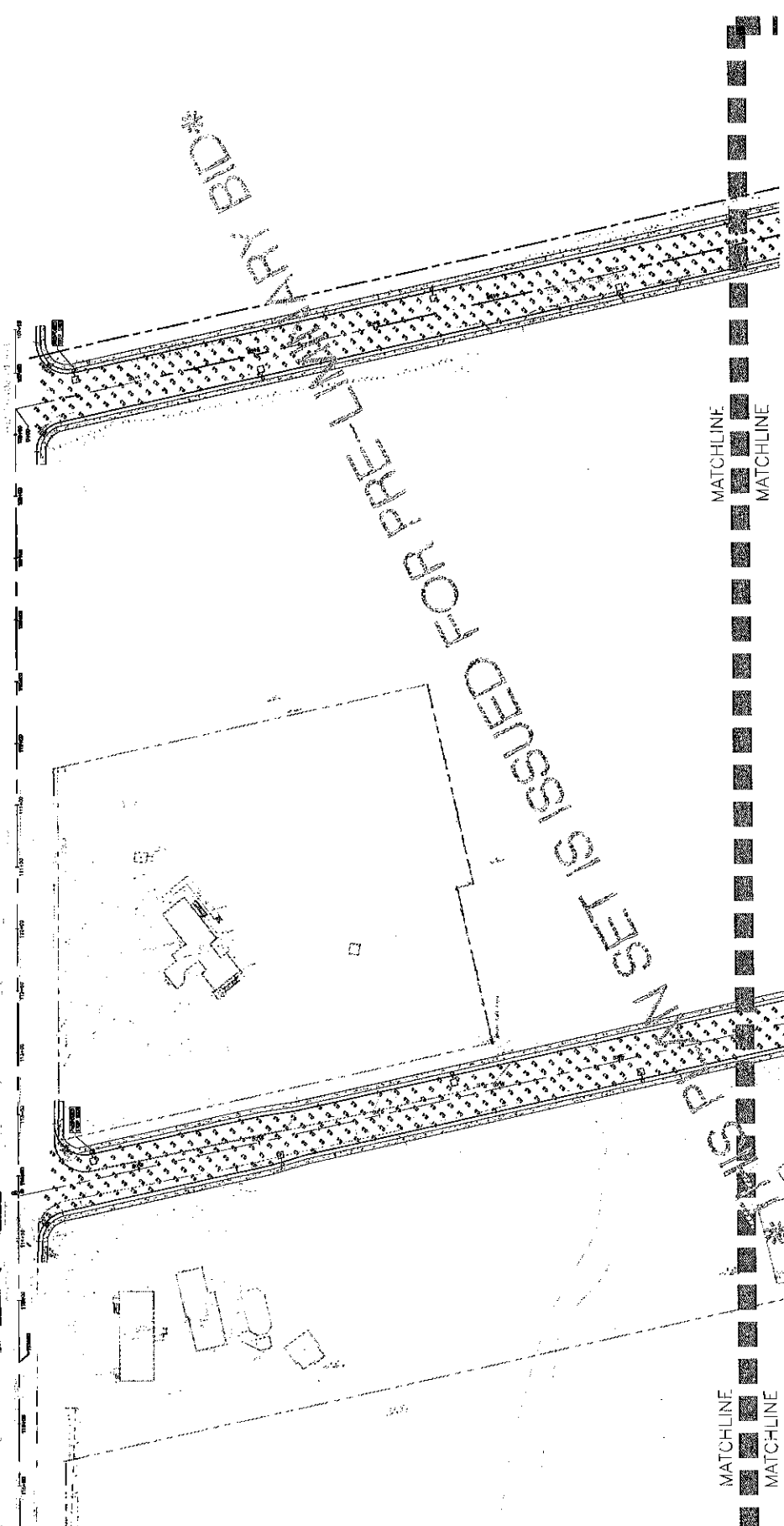
CLIENT: [REDACTED]  
 PROJECT: [REDACTED]  
 DATE: [REDACTED]

DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

SCALE: [REDACTED]

PROJECT LOCATION: [REDACTED]  
 COUNTY: [REDACTED]  
 STATE: [REDACTED]





ALRY BLDG

NOTES IS ISSUED FOR PRELIMINARY

MATCHLINE  
MATCHLINE

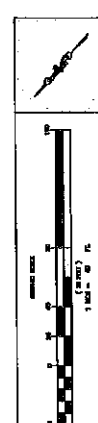
MATCHLINE  
MATCHLINE

**NEWLINES**  
 LAND SURVEYING & ENGINEERING, P.C.  
 10000 TOWNSEND DRIVE, SUITE 100  
 LAKELAND, FLORIDA 33853  
 PHONE: (813) 948-1111  
 FAX: (813) 948-1112  
 LICENSE NO. 12500  
 EXPIRES 12/31/2010

PROJECT INFORMATION  
 PROJECT NO. 10000  
 PROJECT NAME: [REDACTED]  
 PROJECT LOCATION: [REDACTED]  
 PROJECT DATE: [REDACTED]

DATE: 02/03/10

SCALE: 1" = 100'

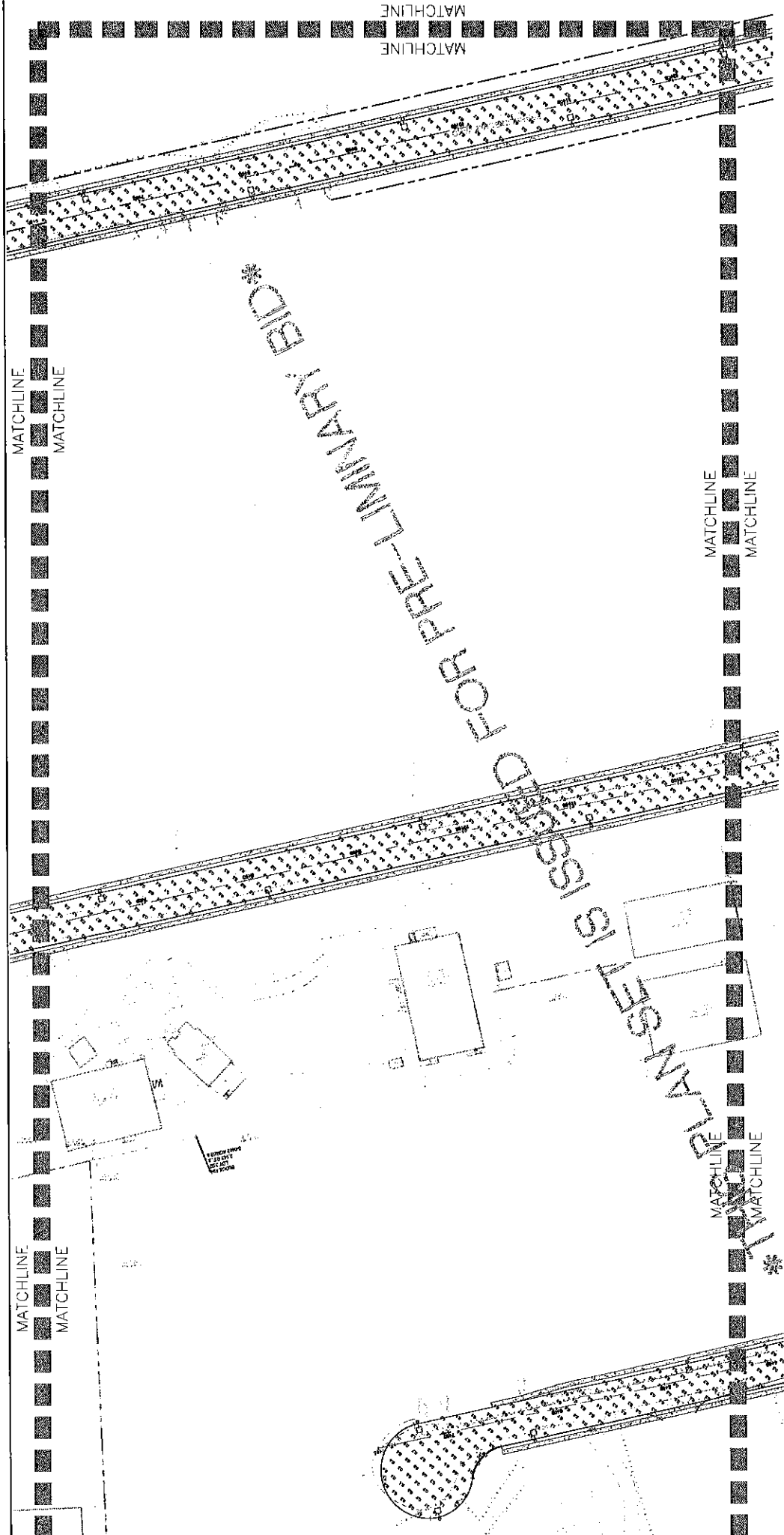


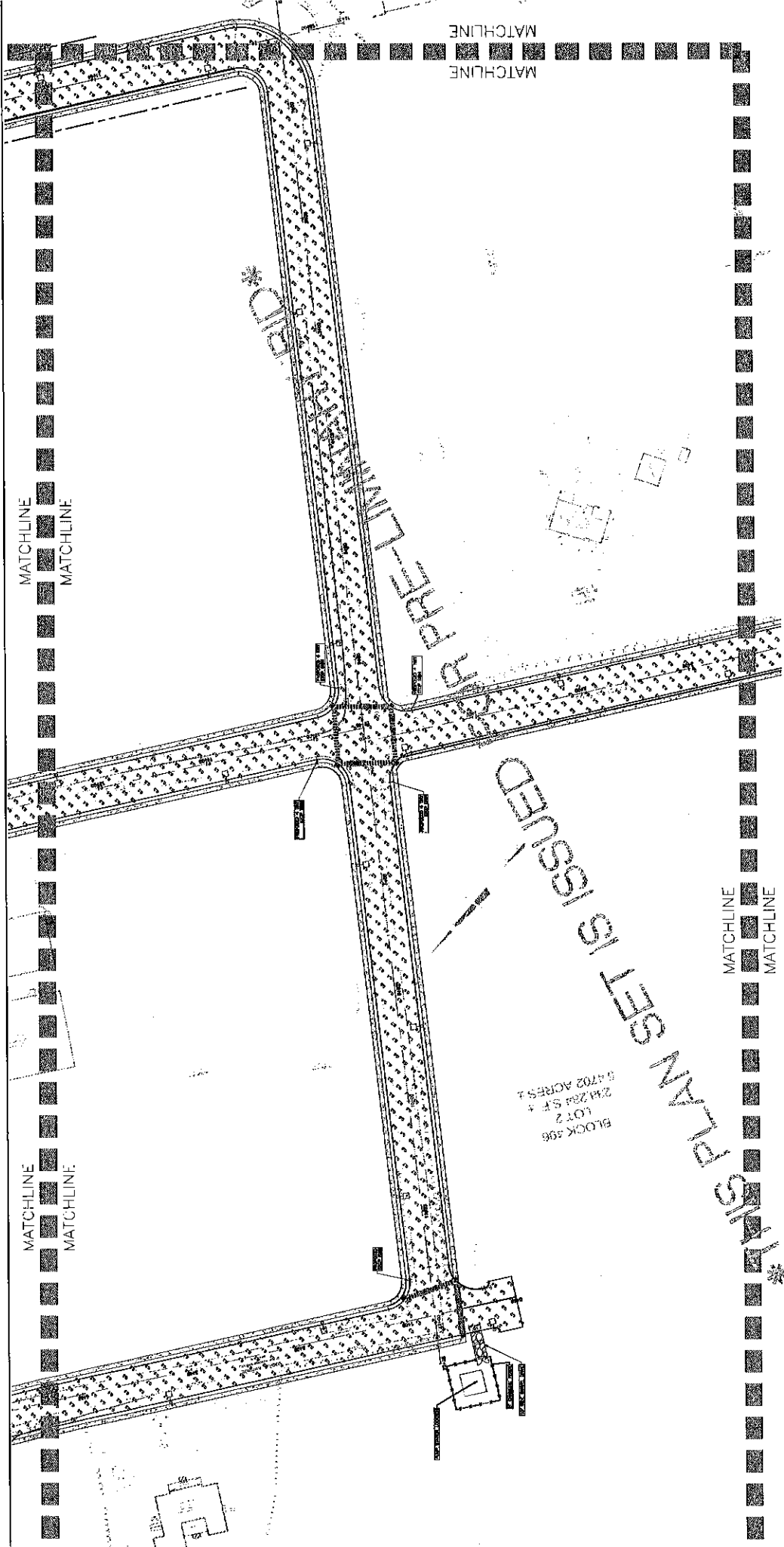


**NEWLINES**  
 LAND SURVEYING & ENGINEERING, P.A.  
 1100 W. 10th Street, Suite 100, Oklahoma City, Oklahoma 73106  
 (405) 525-1100

PROJECT: LIGHTS PLAN  
 CLIENT: OKLAHOMA DEPARTMENT OF TRANSPORTATION  
 COUNTY: OSAGE COUNTY, OKLAHOMA

DATE	11/11/11
BY	...
CHECKED	...
APPROVED	...
SCALE	AS SHOWN
PROJECT NO.	...
DRAWING NO.	...





MATCHLINE  
MATCHLINE

MATCHLINE  
MATCHLINE

MATCHLINE  
MATCHLINE

MATCHLINE  
MATCHLINE

THIS PLAN SET IS ISSUED

BLOCK 596  
LOT 2  
234,284 S.F.  
5.4702 ACRES ±

**NEW LINES**  
 CONSULTING ENGINEERS & ARCHITECTS  
 1000 ROUTE 100  
 SUITE 200  
 FREEHOLD, NEW JERSEY 07728  
 TEL: 732-771-1100  
 FAX: 732-771-1101  
 WWW.NEWLINES.COM

PROJECT: NEW LANE  
 SHEET: 1 OF 1  
 DATE: 10/10/10

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]







**SCHEDULE**

SYMBOL	QTY	MANUFACT	CATALOG NUMBER	DESCRIPTION	LAMP	FLUORESC	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTING	LAMP HEIGHT
A	4116	LED LIGHTING	SEE EXHIBIT # (SEE 1)	BRAND LED STREET LIGHT	(1) LED LAMP 7570-V1	5000	5000	1	80	25'

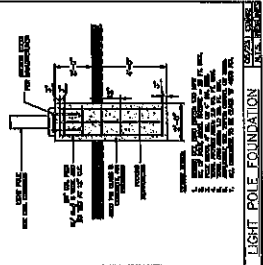
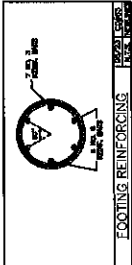
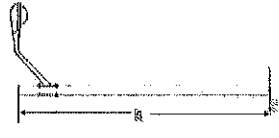
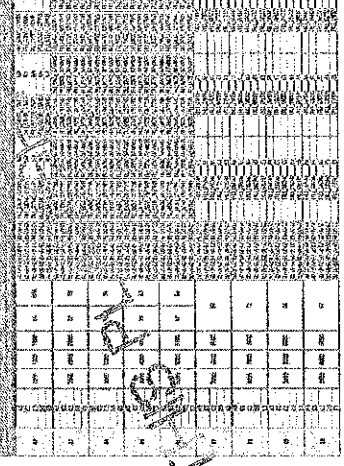
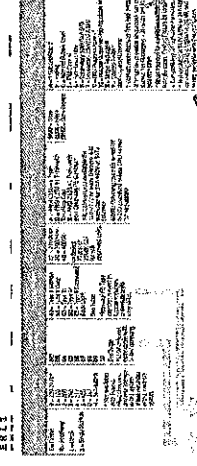
**STATISTICS**

DESCRIPTION	Avg	Max	Min	Max/Min
CALC ZONE #1	0.8 FC	1.9 FC	0.2 FC	9.5 : 1

**NOTES**

1. ALL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ENGINEER.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND SPECIFICATIONS.
4. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ENGINEER.

REPRODUCED FROM THE ORIGINAL DRAWING BY THE ARCHITECT



**NEWLINES AND CONSULTANTS**

10000 UNIVERSITY AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.NEWLINESANDCONSULTANTS.COM

**GLENN L. WEAVER, P.E., P.F.**

REGISTERED PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL FOUNDRY ENGINEER

NO. 10000 UNIVERSITY AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.NEWLINESANDCONSULTANTS.COM





**ORDINANCE 2024-034**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XVIII, ENTITLED "UNIFIED DEVELOPMENT ORDINANCE", OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF LAKEWOOD TO CREATE AND ADOPT STANDARDS FOR A SCHOOL OVERLAY ZONE**

**WHEREAS**, Lakewood Township continues to experience rapid population growth with a need for additional public and private schools for its residents; and

**WHEREAS**, the construction of schools is a permitted use in all zoning districts in Lakewood with the exception of the Office Transition zone ((18-902k), the Riparian Buffer Conservation Overlay zone (18-902V), the Open Space and Preservation zone (18-903J), the Airport Hazard zone (18-903K), the DA-1 zone (18-903L), the Industrial Park Limited Professional Services zone (18-903p), the B-6 zone (18-903R), and the ABC zone (18-903T); and

**WHEREAS**, the continued construction of schools in various zones in an often haphazard fashion adversely impacts traffic flow throughout Lakewood Township; and

**WHEREAS**, these conditions support the creation of an overlay zone in a rapidly developing section of the southwest portion of the township to facilitate both the orderly construction of schools and associated residential development for students and faculty along with necessary road and utility infrastructure.

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

**SECTION 1.** A new Section 18-902 W. of the Lakewood Township Code, entitled "School Overlay Zone" is hereby added as follows:

**A. School Overlay Zone**

1. **Purpose:** The School Overlay Zone is intended to provide an optional development technique for residential and school development, consistent with the goals of the Township of Lakewood, and to facilitate the development of infrastructure, including new and improved roadways, potable water extensions, sanitary sewer extensions and stormwater management facilities to support the proposed development.
2. **Location.** The School Overlay Zone is generally located east of the Jackson Township/Lakewood Township border, northeast of Farady Avenue, west of West Cross Street (also known as Ocean County Route 526), and south of Maplehurst Avenue. The underlying zones for the School Overlay Zone are in the R-20, R-40 and A1 Zones. The School Overlay Zone consists of those lots and blocks identified on the attached Exhibit "A" and designated as Block: 494 Lot: 2.08, Block: 494 Lot: 4.02, Block: 251.02 Lot: 90,



Block: 251.02 Lot: 88, Block: 251.02 Lot: 101, Block: 251.02 Lot: 91, Block: 494 Lot: 52, Block: 494 Lot: 53, Block: 494 Lot: 54, Block: 494 Lot: 47, Block: 494 Lot: 55, Block: 494 Lot: 56, Block: 494 Lot: 2.04, Block: 496 Lot: 2.02, Block: 496 Lot: 2.03, Block: 496 Lot: 2.01, Block: 497 Lot: 1, Block: 498 Lot: 1, Block: 498 Lot: 10, Block: 499 Lot: 8, Block: 499 Lot: 19.04, Block: 499 Lot: 19.03, Block: 499 Lot: 19.01, Block: 500 Lot: 41.01, Block: 508 Lot: 2, Block: 508 Lot: 3, Block: 508 Lot: 11, Block: 508 Lot: 29, Block: 508 Lot: 28, Block: 500 Lot: 1, Block: 502 Lot: 1, Block: 500 Lot: 18, Block: 494 Lot: 2.05, Block: 500 Lot: 21, Block: 499 Lot: 19.02, Block: 495 Lot: 1.00, Block: 494 Lot: 49, Block: 494 Lot: 48, Block: 494 Lot: 2.03, Block: 494 Lot: 2.07, Block: 494 Lot: 3, Block: 499 Lot: 1, Block: 494 Lot: 58, Block: 494 Lot: 2.06, Block: 494 Lot: 21, Block: 494 Lot: 25, Block: 494 Lot: 62, Block: 494 Lot: 20, Block: 499 Lot: 7, Block: 494 Lot: 21, Block: 501 Lot: 1.02, Block: 501 Lot: 1.11, Block: 501 Lot: 1.12, Block: 502 Lot: 3, Block: 494 Lot: 45.

3. Unified Development. To achieve the goals of the School Overlay Zone, it is critical that development of the infrastructure to support same occurs in a unified manner. Piecemeal development of same is discouraged.
4. Street Development. The School Overlay Zone shall be developed with multiple north-south streets, including Franklin Boulevard and Newport Road, to provide adequate and safe access by vehicles to the proposed schools and residences.
5. Permitted Uses. In addition to the applicable uses and accessory uses in the underlying Zone Districts, the following uses are permitted in accordance with the design regulations provided herein:
  - (a) Public and private schools – public and private schools shall be permitted, and further shall be permitted to construct and maintain dormitories for housing of all or a portion of the student population. Residences on school properties shall be owned by the school and shall be for the purpose of providing housing for staff and administrative personnel affiliated with said school.
  - (b) Accessory Uses – Uses customarily, incidental and accessory to the school use, including but not limited to: dormitories; parking; outdoor recreation, including basketball courts, playgrounds and play equipment; recreation facilities/athletic facilities; and indoor recreational facilities including gymnasiums, basketball courts, swimming pools and other similar facilities. For the purpose of this subsection, the term “dormitory” shall mean a building used as group quarters for a student body or religious order as an accessory use to a collage, university, boarding school, convent, monastery or other similar institutional educational use.
6. Bulk Standards for School Development
  - a. Minimum lot area: 3 acres
  - b. Minimum lot width: 75 feet

- c. Minimum front yard setback: 50 feet
- d. Minimum rear yard setback: 25 feet
- e. Minimum side yard setback: 15 feet with an aggregate of 30 feet for both sides.
- f. Maximum building coverage: 40%
- g. Maximum building height: 65 feet
- h. Accessory building setbacks: Minimum side yard 10 feet; minimum rear yard 15 feet.
- i. Buffer requirements: Minimum of 15 feet shall be maintained as a landscaped buffer between the perimeter boundary of the School Overlay Zone and any development of property within the School Overlay Zone.

7. Parking. Parking shall be provided for the following:

- 1 space per classroom
- 1 space per tutor room
- 1 space per library
- 1 space for office area

8. Bus loading and unloading. Bus loading and unloading areas shall be provided and same shall be designed to avoid any conflict with the students' movements. Access to buses shall be provided without any conflicts or crossing by students of any traffic lane or parking area.

9. Residential Development. The School Overlay Zone shall permit limited residential development. Said limited residential development shall be limited to single family and/or multi-family housing owned by or for the use by the school upon property that is either (a) the same property as the school; or (b) contiguous property sharing a common property line; or (c) property located on the opposite side of the same street as the school. The housing shall be for members of the staff, including teachers and administration affiliated with the school.

10. Residential Development Standards. For proposed residential development associated with school use, on lots with three (3) acre minimum developed for schools, the maximum gross density in the area of the tract devoted to residential development shall not exceed one duplex (2-family) per acre. For purposes of calculating the residential density, the tract area devoted to residential development shall be deemed to include all of the properties not developed with school and/or uses ancillary to the school. The following are Permitted Residential Uses on school tracts:

- (a) single family attached
- (b) multi-family housing, including:
  - (i) duplexes
  - (ii) townhomes
  - (iii) apartments
  - (iv) condominium (not for sale, but for financing purposes only)

11. Use & Bulk Standards for Residential Development. In addition to the applicable requirements of the underlying zone districts, the following bulk standards shall be applicable to residential development within the School Overlay Zone.

- (a) Minimum lot area: 3 acres;
- (b) Minimum front yard setback: 50 feet
- (c) Minimum rear yard setback: 30 feet
- (d) Minimum side yard setback: 10 feet with an aggregate of 15 feet
- (e) Maximum building coverage: 45%
- (f) Maximum building height: 65 feet
- (g) Accessory building setbacks: Minimum side yard 10 feet; minimum rear yard 15 feet.

12. Additional Requirements for the Development of Schools in the School Overlay Zone.

- a. Any school constructed in the School Overlay Zone shall have frontage on a public roadway with a minimum paved cartway of 30 feet.
- b. All schools constructed in the School Overlay Zone shall be connected to potable water and public sanitary sewer facilities. No onsite well and/or septic system shall be permitted to service a residence or the school in the School Overlay Zone.

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

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

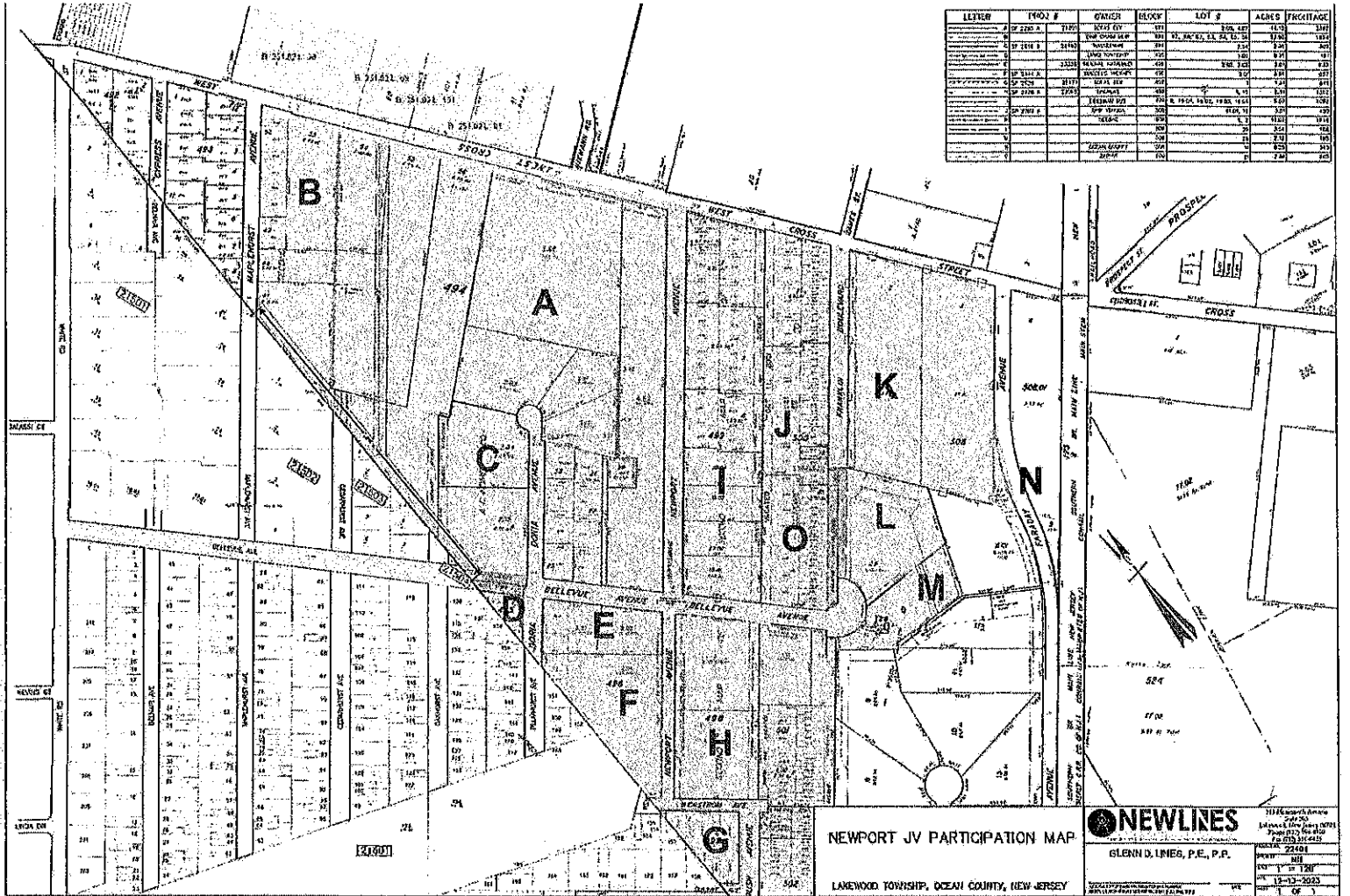
**SECTION 4.** A copy of this Ordinance must be transmitted to the Ocean County Planning Board upon final passage.

**SECTION 5.** This Ordinance shall take effect immediately upon final passage and publication as required by law.

**NOTICE**

**PUBLIC NOTICE** is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the 15<sup>th</sup> day of August, 2024, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 5:30 p.m. on \_\_\_\_\_, 2024. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

\_\_\_\_\_  
LAUREN KIRKMAN, RMC, CMR  
Township Clerk



LETTER	PROJECT #	OWNER	BLOCK	LOT #	ACRES	PERCENTAGE
A	2200 A	TRIP	101	101	1.13	3.07
B	2200 B	TRIP	102	102	1.13	3.07
C	2200 C	TRIP	103	103	1.13	3.07
D	2200 D	TRIP	104	104	1.13	3.07
E	2200 E	TRIP	105	105	1.13	3.07
F	2200 F	TRIP	106	106	1.13	3.07
G	2200 G	TRIP	107	107	1.13	3.07
H	2200 H	TRIP	108	108	1.13	3.07
I	2200 I	TRIP	109	109	1.13	3.07
J	2200 J	TRIP	110	110	1.13	3.07
K	2200 K	TRIP	111	111	1.13	3.07
L	2200 L	TRIP	112	112	1.13	3.07
M	2200 M	TRIP	113	113	1.13	3.07
N	2200 N	TRIP	114	114	1.13	3.07
O	2200 O	TRIP	115	115	1.13	3.07
P	2200 P	TRIP	116	116	1.13	3.07
Q	2200 Q	TRIP	117	117	1.13	3.07
R	2200 R	TRIP	118	118	1.13	3.07
S	2200 S	TRIP	119	119	1.13	3.07
T	2200 T	TRIP	120	120	1.13	3.07
U	2200 U	TRIP	121	121	1.13	3.07
V	2200 V	TRIP	122	122	1.13	3.07
W	2200 W	TRIP	123	123	1.13	3.07
X	2200 X	TRIP	124	124	1.13	3.07
Y	2200 Y	TRIP	125	125	1.13	3.07
Z	2200 Z	TRIP	126	126	1.13	3.07

**NEWPORT JV PARTICIPATION MAP**  
 LAKWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY

**NEWLINES**  
 GLENN D. LINES, P.E., P.P.  
 1114 South Avenue  
 Cape May, NJ 08204  
 Phone: (609) 884-4100  
 Fax: (609) 884-4101

PROJECT: 2200  
 DATE: 12-13-2023  
 SHEET: 1 OF 1

# Township of Lakewood

OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD  
212 FOURTH STREET  
LAKEWOOD, NEW JERSEY 08701  
(732) 364-2500

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

ALLY MORRIS  
Planning Board Administrator

September 12, 2024  
L-24-09

Mayor & Township Committee  
231 Third Street  
Lakewood, NJ 08701

**Re: Ordinance 2024-034 – 18-902.W. School Overlay Zone**

Dear Committeemen:

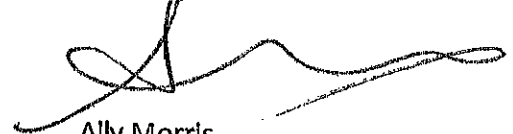
At the Planning Board meeting of September 10, 2024, the Planning Board reviewed and discussed the above-referenced Ordinance. The Board found it in conformance with the Master Plan with 5 affirmative votes, contingent upon consideration of the following items:

- A maximum building height of 35' rather than 65'
- Requirements for the provision of fire hydrants
- Bulk standards for daycares, particularly parking requirements greater than that for schools
- An express statement that simcha halls are not permitted, or additional parking requirements for simcha halls
- Parking requirements for dormitories
- A permitted residential density of 28 units per acre, on the residential acreage only (excluding school buildings and property)
- Minimum road widths of 32', not 30'

Lastly, the Board strongly asserted that the ordinance shall not go into effect until roadway improvements for the area are planned and fully installed, specifically including a secondary egress for the area.

Should you have any questions, please contact the office at (732) 364-2500 extension 5238.

Sincerely,



Ally Morris  
Planning Board Administrator

cc: Lauren Kirkman, Township Clerk  
Harold Hensel, Esquire

**ORDINANCE 2024-035**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY RECOGNIZING THE NEWPORT IMPROVEMENT DISTRICT AND PROVIDING A MEANS TO RECAPTURE THE COST OF VARIOUS LOCAL IMPROVEMENTS BY THE DEVELOPER AND THE TOWNSHIP IN ACCORDANCE WITH N.J.S.A. 40:56-1 ET SEQ.**

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

**I. Findings and Declarations.**

**WHEREAS**, pursuant to N.J.S.A. 40:56-1 et seq., a municipality may undertake various works as a "local improvement", the cost of which may be assessed upon the lands in the vicinity thereof benefited thereby; and

**WHEREAS**, the Newport Improvement District (the "District") is to be developed as a combination of schools and residences; and

**WHEREAS**, the District is comprised of various parcels of property identified on Exhibit A attached hereto;

**WHEREAS**, the development of the District will require the installation of certain improvements identified on a plan prepared by Newlines Land Consultants, L.L.C., Glenn D. Lines, PE, PP, entitled "Roadway Improvement Plan -- Newport Avenue, Doria Avenue, Franklin Boulevard, Bellevue Avenue Right-of-Ways," dated April 22, 2024 as may be revised from time to time, consisting of 23 sheets ("Improvement Plan"), attached hereto as Exhibit B; and

**WHEREAS**, the District is to be developed by an unincorporated joint venture comprised of persons and/or entities who are record owners of properties located in the District, which unincorporated joint venture is known as the Newport Joint Venture ("Developer"); and

**WHEREAS**, the Developer has petitioned the municipality pursuant to N.J.S.A. 40:56-3 to make various improvements as envisioned by N.J.S.A. 40:56-1 et seq.; and

**WHEREAS**, there are certain record owners of property located in the District who are not members of the Newport Joint Venture ("Non-Developers");

**WHEREAS**, the Non-Developers will benefit from some or all of the installation of improvements as set forth in the Improvement Plan;

**WHEREAS**, pursuant to a separate agreement to be entered into between the Township of Lakewood and the Developer Newport Joint Venture ("Developer's Agreement"), the Developer will undertake the installation of the improvements defined herein and identified on the Improvement Plan at the Developer's cost and expense; and

**WHEREAS**, the costs of the improvements borne by the Developer include but are not limited to design fees, construction costs for labor and material, attorney's fees, application fees, inspection fees, escrow deposits, and bonding costs; and

**WHEREAS**, the purpose of adopting this ordinance is to establish a mechanism to recapture each Non-Developer's proportionate share of the costs associated with the improvements set forth in the Improvement Plan and deliver same to the Developer.

## **II. Definitions.**

The following words, terms, and phrases, when used in this article, shall have the meanings respectively ascribed to them in this section, unless the context clearly indicates otherwise:

1. Township shall mean the Township of Lakewood, Ocean County, New Jersey.
2. Improvements shall mean the improvements identified on the Improvement Plan including but not limited to stormwater management facilities, appurtenances and systems, sanitary sewer lines, appurtenances and systems, water lines, appurtenances and systems, roadways, curbs, sidewalks, street lighting, recreation elements, all other utilities such as electric, cable, natural gas, telephone.
3. Developer shall mean the joint venture known as the Newport Joint Venture formed for the purposes of developing the District.
4. Non-Developer shall mean any person or entity that owns property located in the District and seeks to utilize or develop that property but which person or entity is not part of the Newport Joint Venture. Non-Developer shall also mean any Developer in default of its obligations pursuant to the Newport Joint Venture Agreement as determined therein.
5. District shall mean "School Overlay Zone District", as identified on the attached Exhibit A.
6. Developer Costs shall mean the actual costs incurred by the Developer to design and construct the Improvements, which costs shall include but not be limited to the costs associated with design, surveying, engineering, environmental studies, insurance premiums, management fees, consultation fees, construction, legal fees, application fees, escrow funding, and bonding requirements.
7. Certified Developer Costs shall mean an accounting of the actual Developer Costs incurred by the Developer provided to the Township following the completion of the installation of the Improvements and the acceptance of same by Township.
8. Estimated Costs shall mean the estimated Developer Costs calculated by the Developer at the time of the finalization of the Developer's Agreement, and the costs shall be categorized as follows: (a) road construction and road widening; (b) stormwater management facilities; (c) street lighting; (d) potable water service; (e) sanitary sewer service, including construction of regional pump station; (f) extension of gas, cable and internet services.
9. Pro-rata Share shall mean the amounts required to be paid by a Non-Developer to reimburse the Developer for the cost of Improvements and expenses as outlined in paragraph 8 above.



10. Developer's Agreement shall mean an agreement to be entered into between the Township and the Developer pursuant to which the Developer will agree to construct and install the Improvements and the Township has agreed recapture the Developer Costs of same from Non-Developers.
11. Escrow Agent shall mean the "Township of Lakewood".

### **III. Reimbursement Required as to Developers**

1. Any Non-Developer seeking to develop property located in the District shall be required to pay its Pro-rata Share to the Escrow Agent. The Pro-rata Share collected by the Escrow Agent shall be transferred to the Developer as provided for herein.
2. The Pro-rata Share of Developer Costs to be paid by a Non-Developer shall be determined in the following fashion.
  - a. The Developer shall, upon execution of the Developer's Agreement, provide the Township with the Estimated Costs of said improvements.
  - b. Upon the completion of the Improvements, the Developer shall provide the Township with the Certified Developer Costs incurred by the Developer pursuant to this section.
  - c. Until such time as the Developer has provided the Township with the Certified Developer Costs following the completion of construction, the Escrow Agent shall utilize the Estimated Costs to determine the Pro-rata Share of a Non-Developer.
  - d. All Pro-rata Shares collected based upon the Estimated Costs shall be held in escrow by the Escrow Agent until such time as the Developer provides the Township with the Certified Developer Costs at which time the Pro-Rata Shares shall be distributed as follows:
    - i. In the event the Certified Developer Costs exceed the Estimated Costs, the Escrow Agent shall release all of the funds held pursuant to the above and shall notify all Non-Developers that paid a Pro-rata Share based upon the Estimated Costs of the additional Pro-rata Share that must be paid. Non-Developers notified pursuant to this subsection and required to pay an additional Pro-Rata shall pay same as directed by the Escrow Agent within 60 days of such notice. If a Non-Developer fails or refuses to pay the additional Pro-Rata share required by this subsection, same may be treated in the same manner as failure to pay a municipal tax and shall become a lien on the property of the Non-Developer which is the subject of this section.
    - ii. If the Certified Developer Costs are less than the Estimated Costs, the Escrow Agent shall release to the Developer the Pro-rata Share to which it is entitled pursuant to this section and return the balance of same to the Non-Developer.

3. To encourage funding by Non-Developers of their Pro-rata Share as early as possible in the installation and construction of the Improvements, the Pro-rata Share shall include interest in the amount of four (4%) per annum, which interest shall accrue from the date of final adoption of this section and execution of the Developer's Agreement, whichever is later, until the date of payment.
4. A Non-Developer required to pay a Pro-rata Share pursuant to this section shall pay same to the Escrow Agent upon the earlier of any of the following occurrences:
  - a. Within 60 days after the issuance of a final approval for the proposed development of the Non-Developer to which this section applies, if the Non-Developer fails to timely pay the Pro-rata Share, the final approval shall become null and void. The condition of the final approval requiring the payment of the Pro-rata Share shall include the amount of the Pro-rata Share; or
  - b. As a condition of the issuance of a certificate of occupancy, or earlier as elected by the Non-Developer.
5. The payment of a Pro-rata Share pursuant to this section shall not relieve a Non-Developer from paying any other charges or fees required by the Township pursuant to any other statute, ordinance or regulation.

#### **IV. Miscellaneous**

1. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.
2. 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.
3. This Ordinance shall take effect immediately upon final passage and publication as required by law.

#### **V. Escrow Agent Requirements.**

1. All funds payable by a Non-Developer pursuant to this Ordinance shall be delivered to the Escrow Agent. The Escrow Agent shall maintain said funds in a non-interest bearing segregated trust account. No funds, other than funds collected pursuant to this Ordinance, shall be held in said account. The Escrow Agent shall be required to provide notice to all parties within five (5) days of receipt of any funds. Said notice shall expressly identify the parties paying same, the amount paid, and the calculation that supported the amount paid. If there is any dispute with regard to the amount to be paid, the Escrow Agent shall bring same to the attention of all parties and shall be bound by their final determination as to the amount that should be paid.
2. All monies shall be held by the Escrow Agent, in trust, unless and until such time as: (a) the Certified Developer Costs, as same are defined herein, have been

determined; and (b) the Escrow Agent has received express written authorization by way of the Township of Lakewood governing body adopting a Resolution expressly authorizing the release of funds to the Developer.

3. Absent express authorization from the Township governing body by Resolution or by Order of a Court of competent jurisdiction, the Escrow Agent shall have no authority to disburse funds.

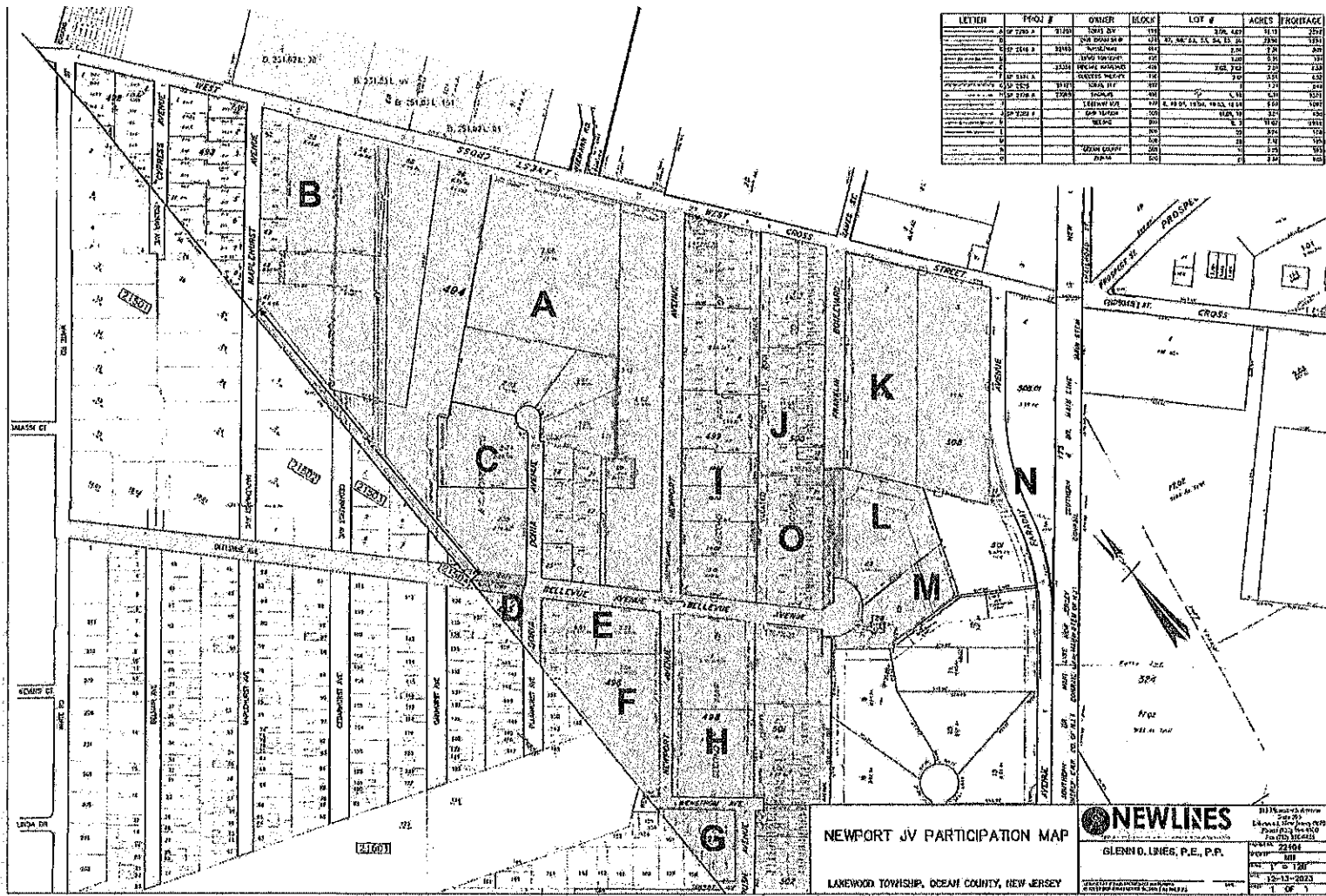
#### NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean and State of New Jersey on the 15<sup>th</sup> day of August, 2024, and was then read for the first time. The said Ordinance will be further considered for final passage by the Township Committee in the Town Hall at 5:30 p.m. on \_\_\_\_\_, 2024. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Lauren Kirkman, JD, RMC, CMR  
Township Clerk

**Exhibit A**

**Plan of Properties in the School Overlay District prepared by Newlines**



LETTER	PROJ #	OWNER	BLOCK	LOT #	ACRES	FRONTAGE
A	2720 A	THOMAS ST	104	306, 427	14.13	257.7
B	2720 B	200 BROAD ST	101	30, 34, 36, 38, 40, 42, 44	2.86	175.1
C	2720 C	WALTON	104	234	2.34	201
D	2720 D	WALTON	104	235	2.35	201
E	2720 E	WALTON	104	236	2.36	201
F	2720 F	WALTON	104	237	2.37	201
G	2720 G	WALTON	104	238	2.38	201
H	2720 H	WALTON	104	239	2.39	201
I	2720 I	WALTON	104	240	2.40	201
J	2720 J	WALTON	104	241	2.41	201
K	2720 K	WALTON	104	242	2.42	201
L	2720 L	WALTON	104	243	2.43	201
M	2720 M	WALTON	104	244	2.44	201

**NEWPORT JV PARTICIPATION MAP**  
 LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY

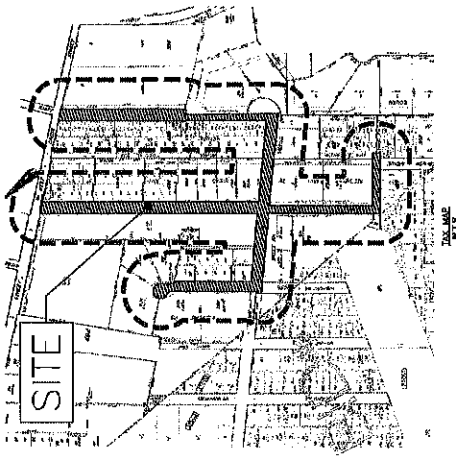
**NEWLINES**  
 GLENN D. LINES, P.E., P.P.  
 22504  
 1" = 120'  
 12-13-2023  
 1 OF 3

Exhibit B

Concept Improvement Plan

# ROADWAY IMPROVEMENT PLAN

## NEWPORT AVENUE, DORIA AVENUE, FRANKLIN BOULEVARD, BELLEVUE AVENUE RIGHT OF WAYS LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY



**GENERAL NOTES**

1. PROJECT IS SHOWN AND DIMENSIONS AS SHOWN ON SHEET 101, 102 AND 103 OF THE PROJECT PLAN.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. CHECK ALL DIMENSIONS.

DESIGNED BY:                     

CHECKED BY:                     

1. EXISTING UTILITIES SHOWN AS SHOWN ON SHEET 101, 102 AND 103 OF THE PROJECT PLAN.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. CHECK ALL DIMENSIONS.

4. EXISTING UTILITIES SHOWN AS SHOWN ON SHEET 101, 102 AND 103 OF THE PROJECT PLAN.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. CHECK ALL DIMENSIONS.
7. EXISTING UTILITIES SHOWN AS SHOWN ON SHEET 101, 102 AND 103 OF THE PROJECT PLAN.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. EXISTING UTILITIES SHOWN AS SHOWN ON SHEET 101, 102 AND 103 OF THE PROJECT PLAN.
11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
12. CHECK ALL DIMENSIONS.
13. EXISTING UTILITIES SHOWN AS SHOWN ON SHEET 101, 102 AND 103 OF THE PROJECT PLAN.
14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
15. CHECK ALL DIMENSIONS.
16. EXISTING UTILITIES SHOWN AS SHOWN ON SHEET 101, 102 AND 103 OF THE PROJECT PLAN.
17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
18. CHECK ALL DIMENSIONS.

SHEET NUMBER	SHEET TITLE
001	COVER SHEET
002	EXISTING CONDITIONS AND DEMOLITION 1
003	EXISTING CONDITIONS AND DEMOLITION 2
004	EXISTING CONDITIONS AND DEMOLITION 3
005	EXISTING CONDITIONS AND DEMOLITION 4
006	EXISTING CONDITIONS AND DEMOLITION 5
007	LAYOUT AND DIMENSION 1
008	LAYOUT AND DIMENSION 2
009	LAYOUT AND DIMENSION 3
010	LAYOUT AND DIMENSION 4
011	LAYOUT AND DIMENSION 5
012	LAYOUT AND DIMENSION 6
013	GRAVING PLAN 1
014	GRAVING PLAN 2
015	GRAVING PLAN 3
016	GRAVING PLAN 4
017	UTILITIES PLAN 1
018	UTILITIES PLAN 2
019	UTILITIES PLAN 3
020	UTILITIES PLAN 4
021	UTILITIES PLAN 5
022	DRAINAGE PLAN 1
023	DRAINAGE PLAN 2
024	DRAINAGE PLAN 3
025	DRAINAGE PLAN 4
026	DRAINAGE PLAN 5
027	LIGHTING PLAN 1
028	LIGHTING PLAN 2
029	LIGHTING PLAN 3
030	LIGHTING PLAN 4
031	LIGHTING PLAN 5
032	LIGHTING DETAILS SHEET
033	LANDSCAPING PLAN
034	POST DEVELOPMENT DRAINAGE AREA MAP

THIS PLAN SET IS ISSUED ON BEHALF OF THE TOWNSHIP

- SCHEDULE OF IMPROVEMENTS (SEWER AND WATER STRUCTURES)**
1. 18" SERRA STANFORD COVER MANHOLE
  2. 18" SERRA STANFORD COVER MANHOLE
  3. 18" SERRA STANFORD COVER MANHOLE
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- SCHEDULE OF IMPROVEMENTS (ROADWAYS)**
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- SCHEDULE OF IMPROVEMENTS (STORMWATER PIPES)**
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- SCHEDULE OF IMPROVEMENTS (STORMWATER STRUCTURES)**
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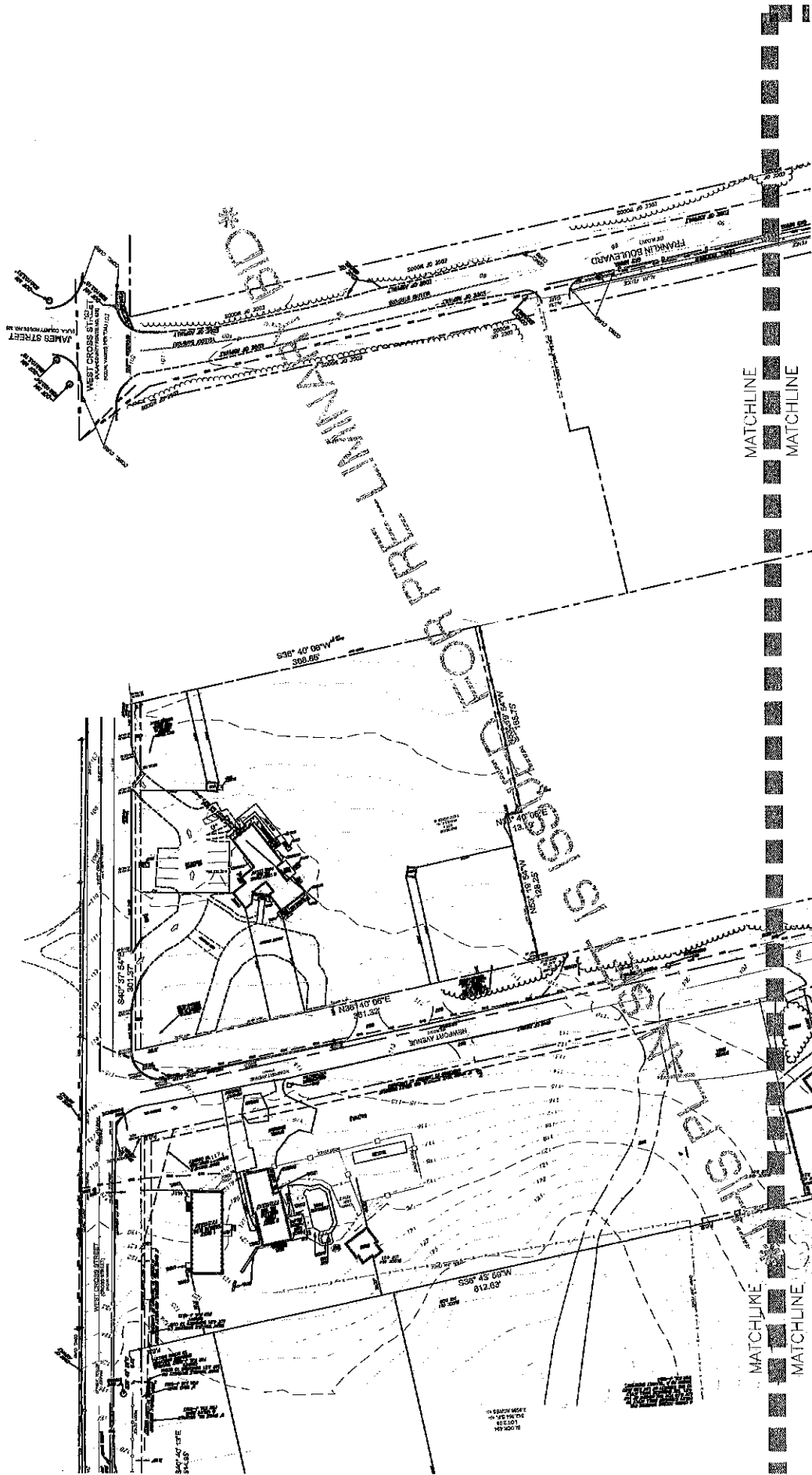
- SCHEDULE OF IMPROVEMENTS (STREET LIGHTS)**
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- SCHEDULE OF IMPROVEMENTS (CURBS AND SIDEWALKS)**
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- SCHEDULE OF IMPROVEMENTS (EARTH WORKS)**
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  13. 18" SERRA STANFORD COVER MANHOLE
  14. 18" SERRA STANFORD COVER MANHOLE

**NEWLINES**  
 ENGINEERING AND CONSULTANTS, INC.  
 1000 ROUTE 138, SUITE 100  
 LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY 08040  
 PHONE: 609-885-1111  
 FAX: 609-885-1112  
 WWW: WWW.NEWLINESINC.COM

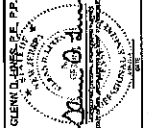
**CALL BEFORE YOU DIG**  
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SOIL BORING TABLE

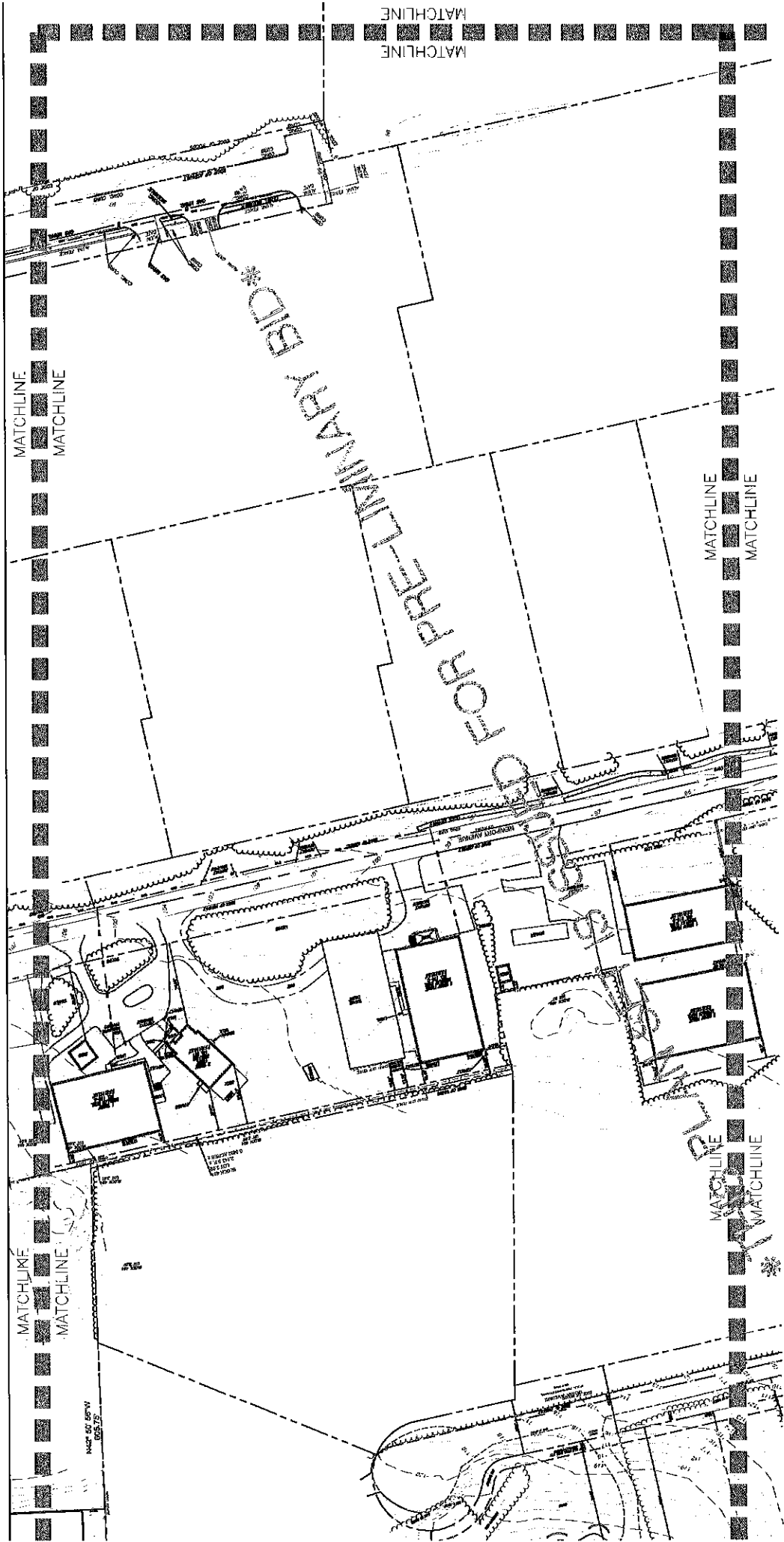
BORING #	ELEVATION	DEPTH	ELEV. AT BOTTOM	NOTES
BORING #1	XXX'	XXX'	XXY'	NO WATER ENCOUNTERED
BORING #2	XXY'	XXX'	XXY'	NO WATER ENCOUNTERED
BORING #3	XXY'	XXX'	XXY'	WATER ENCOUNTERED
BORING #4	XXY'	XXX'	XXY'	WATER ENCOUNTERED
BORING #5	XXY'	XXX'	XXY'	NO WATER ENCOUNTERED
BORING #6	XXY'	XXX'	XXY'	NO WATER ENCOUNTERED

NOTES:  
 1. BORING LOGS SHOULD BE KEPT ON SITE.  
 2. BOTH HORIZONTAL AND VERTICAL DIMENSIONS  
 3. BEARING ELEVATION OF \_\_\_\_\_ BEG USED FOR



**NEWLINES**  
 LAND DEVELOPMENT & ENGINEERING  
 14000 WOODBURN DRIVE, SUITE 100, OCEAN COUNTY, NJ 08226  
 TEL: 908.261.1111 FAX: 908.261.1112  
 WWW.NEWLINESNJ.COM





**NEWLINES**  
 ENGINEERING & SURVEYING, P.C.  
 1000 W. 10th Street, Suite 100  
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 (402) 441-1111  
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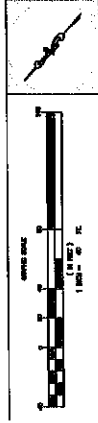
PROJECT: PRELIMINARY PLANS FOR  
 OFFICE BUILDING & UTILITY MAINLINE TO WEST  
 SIDE OF 10th STREET, LOCATED EAST OF 10th  
 AND 11th STREETS, JOHNSON COUNTY, NEBRASKA

DATE: 08/20/2013  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 IN CHARGE: J. HARRIS

NOTES:  
 1. SURVEYING DATA TO BE OBTAINED.  
 2. SITE INFORMATION AND UTILITY DATA.  
 3. BENCHMARK ELEVATION OF \_\_\_\_\_ WAS USED FOR

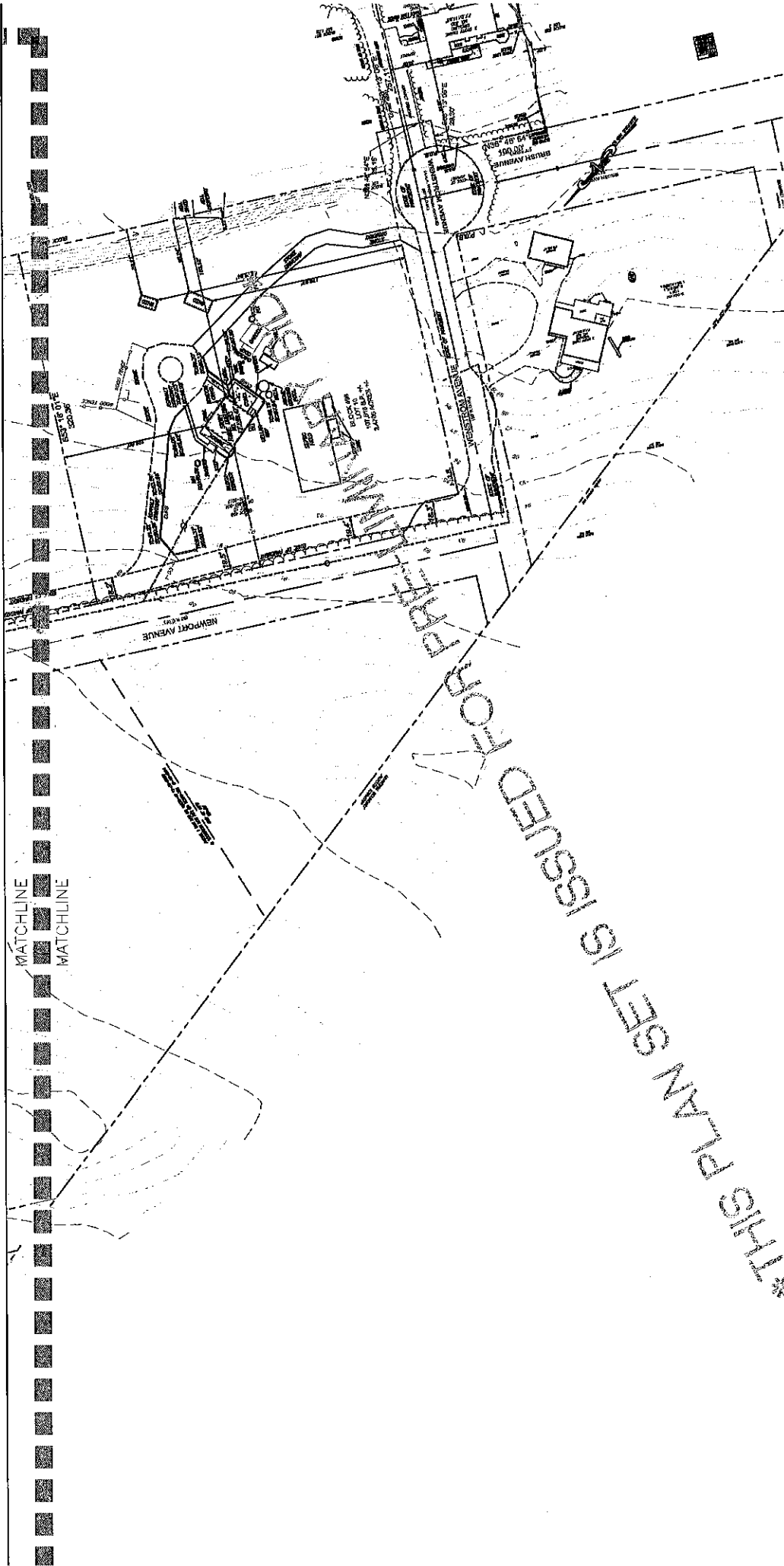
SOIL BORING TABLE

BORING #	ELEVATION	DEPTH	ELEV. AT BOTTOM	NOTES
BORING #1	XXXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #2	XXXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #3	XXXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #4	XXXX'	XXX'	XXX'	WATER ENCOUNTERED
BORING #5	XXXX'	XXX'	XXX'	NO WATER ENCOUNTERED
BORING #6	XXXX'	XXX'	XXX'	NO WATER ENCOUNTERED



MADE BY: J. HARRIS  
 DATE: 08/20/2013





3110 N. 10th St. Suite 100  
 Phoenix, AZ 85018  
 Phone: (602) 998-1111  
 Fax: (602) 998-1112  
 www.newlines.com

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 A FULL SERVICE ARCHITECTURAL FIRM

CONSULTING ENGINEERS & ARCHITECTS, INC.  
 ENGINEERING ARCHITECTS  
 ENGINEERS CONSULTANTS PLANS  
 ARCHITECTS CONSULTANTS PLANS  
 REGISTERED PROFESSIONAL ENGINEERS  
 REGISTERED PROFESSIONAL ARCHITECTS  
 LICENSE NO. 12345  
 LICENSE NO. 67890

GLENN D. HINES, P.E., P.P.  
 LICENSE NO. 12345  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF ARIZONA

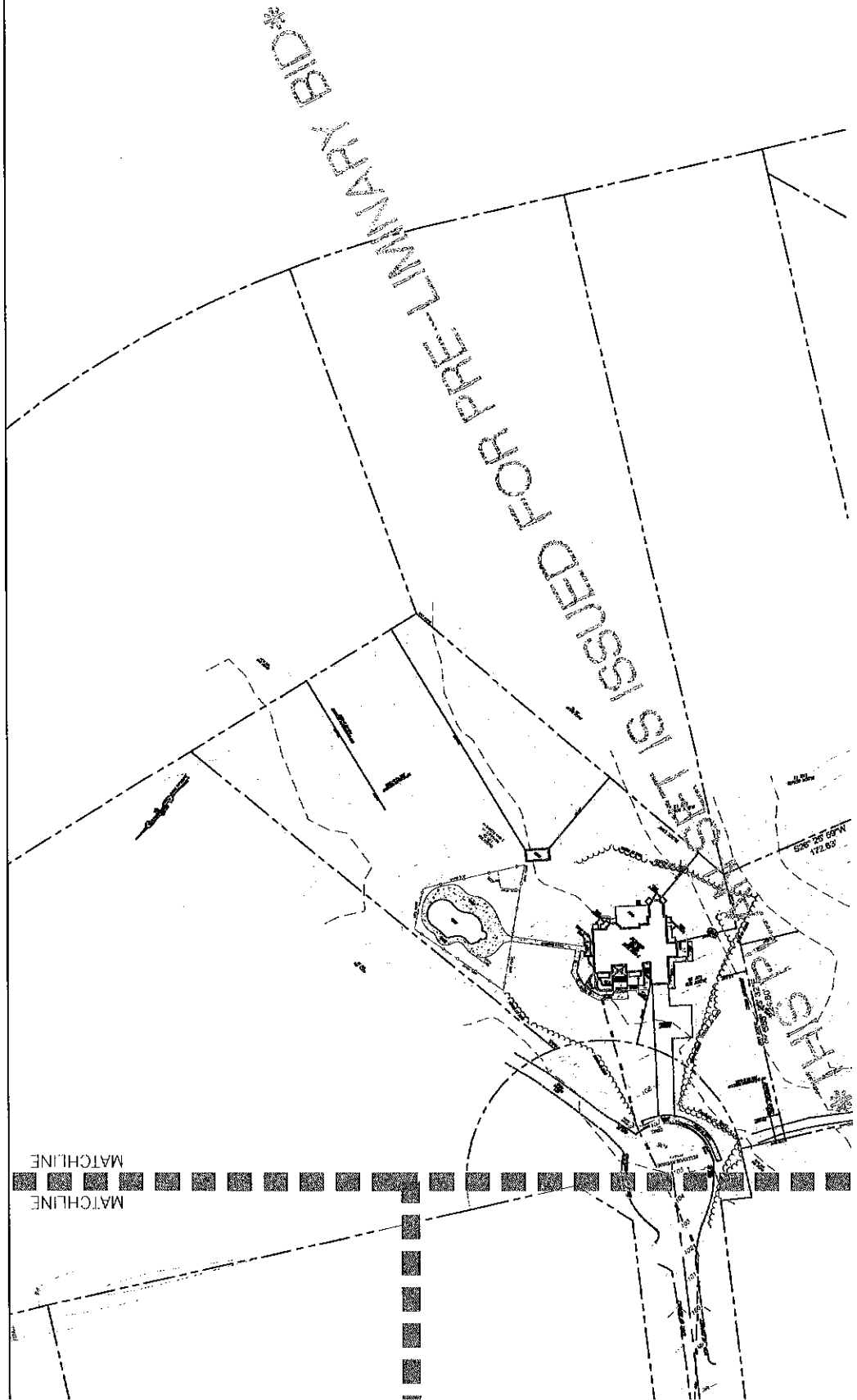
DATE: 10/15/2010  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 PROJECT NO.: 10-001

NOTES:  
 1. STRONGBOXES SHOWN TO BE REMOVED.  
 2. BOTH HORIZONTAL AND VERTICAL DATUMS.  
 3. BENCHMARK ELEVATION OF \_\_\_\_\_ WAS USED FOR

SOIL BORING TABLE

BORING #	ELEVATION	DEPTH	ELEV. AT BOTTOM	NOTES
BORING #1	XXX.X'	XXX"	XXX'	NO WATER ENCOUNTERED
BORING #2	XXX.X'	XXX"	XXX'	NO WATER ENCOUNTERED
BORING #3	XXX.X'	XXX"	XXX'	WATER ENCOUNTERED
BORING #4	XXX.X'	XXX"	XXX'	WATER ENCOUNTERED
BORING #5	XXX.X'	XXX"	XXX'	NO WATER ENCOUNTERED
BORING #6	XXX.X'	XXX"	XXX'	NO WATER ENCOUNTERED



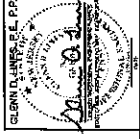


THIS SET IS ISSUED FOR PROJECT #1111111111 BIDDING

SOIL BORING TABLE

BORING #	ELEVATION	DEPTH	ELEV. AT BOTTOM	NOTES
BORING #1	XXX.X'	XXX"	XX.X'	NO WATER ENCOUNTERED
BORING #2	XXX.X'	XXX"	XX.X'	NO WATER ENCOUNTERED
BORING #3	XXX.X'	XXX"	XX.X'	WATER ENCOUNTERED
BORING #4	XXX.X'	XXX"	XX.X'	WATER ENCOUNTERED
BORING #5	XXX.X'	XXX"	XX.X'	NO WATER ENCOUNTERED
BORING #6	XXX.X'	XXX"	XX.X'	NO WATER ENCOUNTERED

NOTES:  
 1. BORING LOGS OUGHT TO BE RECORDED.  
 2. BOTH HORIZONTAL AND VERTICAL DRAINING.  
 3. BENCHMARK ELEVATION OF \_\_\_\_\_ WAS USED FOR \_\_\_\_\_



**NEWLINES**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 1111 N. W. 11th St., Ft. Lauderdale, FL 33304  
 (954) 561-1111  
 FAX (954) 561-1112  
 WWW.NEWLINES-FL.COM

ENGINEERING PROJECT FILE  
 DESIGN CONSULTING & EXAMINATION FILE  
 APPROVED AS SHOWN AT A PUBLIC MEETING OF THE  
 BOARD OF PLANNING AND ZONING  
 MAY 12, 2010  
 1111 N. W. 11th St., Ft. Lauderdale, FL 33304  
 (954) 561-1111  
 FAX (954) 561-1112  
 WWW.NEWLINES-FL.COM

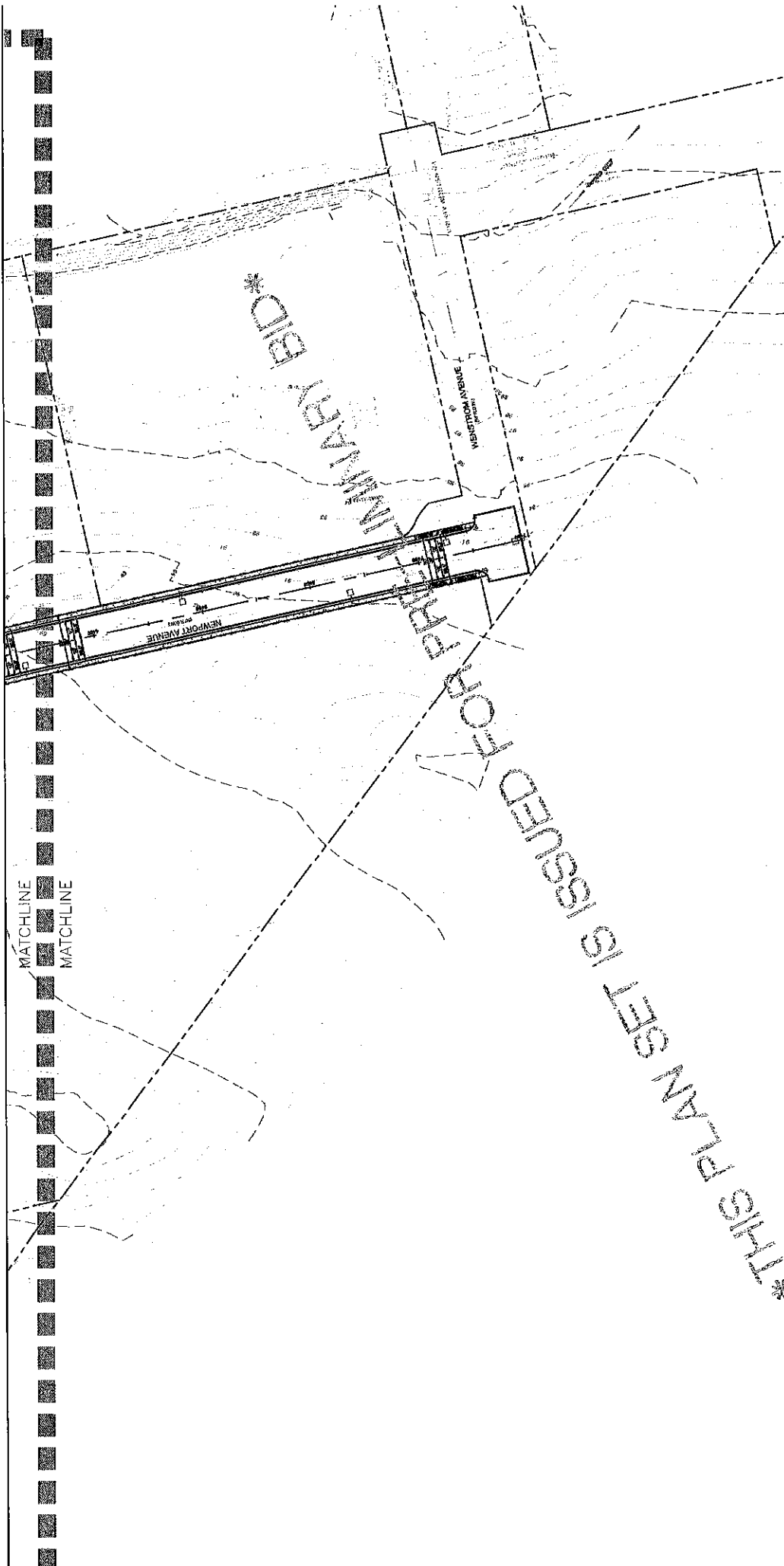


MATCHLINE  
 MATCHLINE









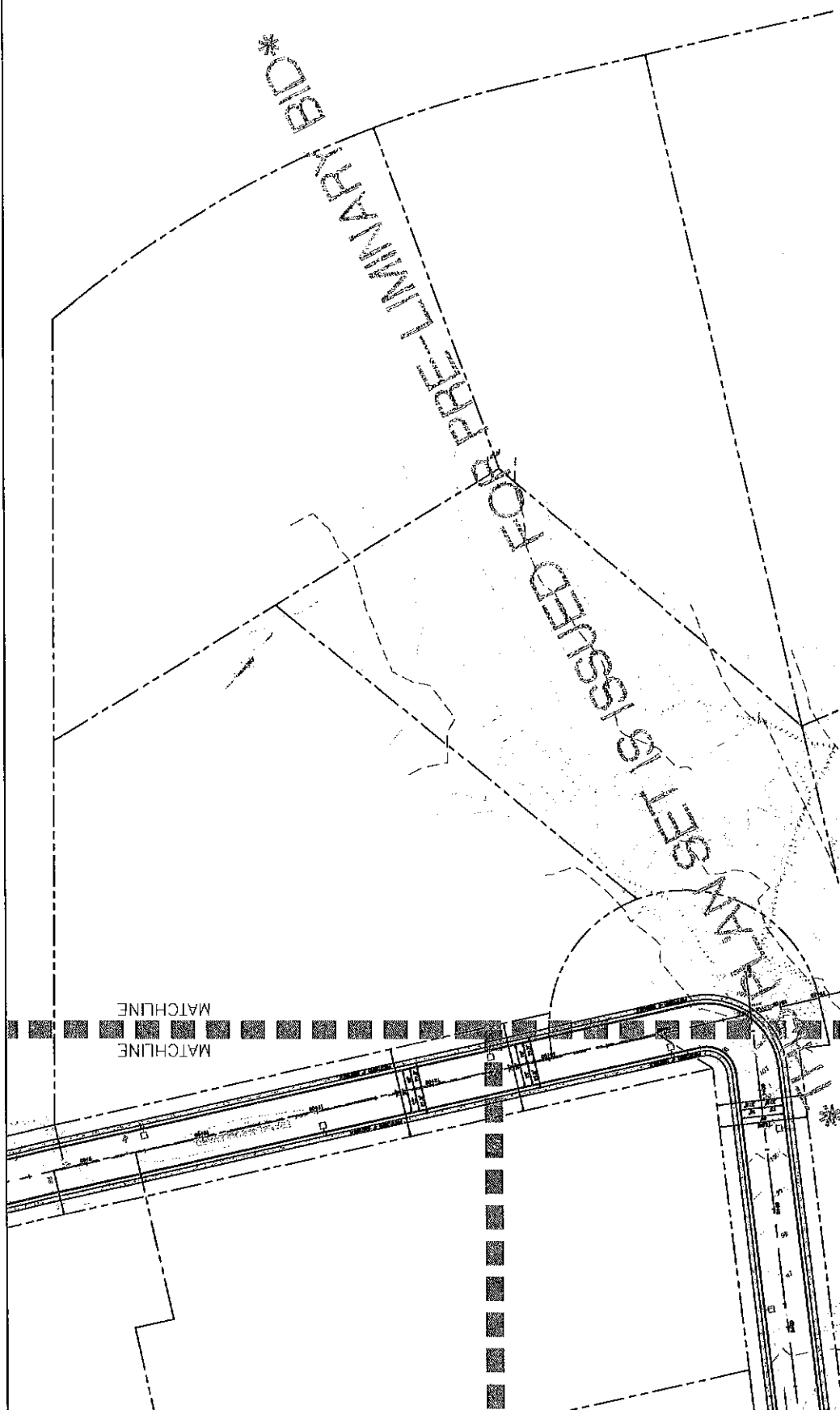
GLENN D. LINER, P.E., P.P.  
**NEWLINES**  
 AN ENGINEERING FIRM  
 1100 W. 10th Street  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 521-1100  
 Fax: (405) 521-1101  
 Website: www.newlines.com

PROJECT: [REDACTED]  
 SHEET: [REDACTED] OF [REDACTED]  
 DATE: [REDACTED]

DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]





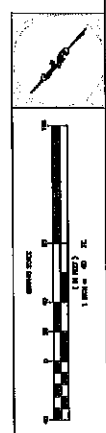


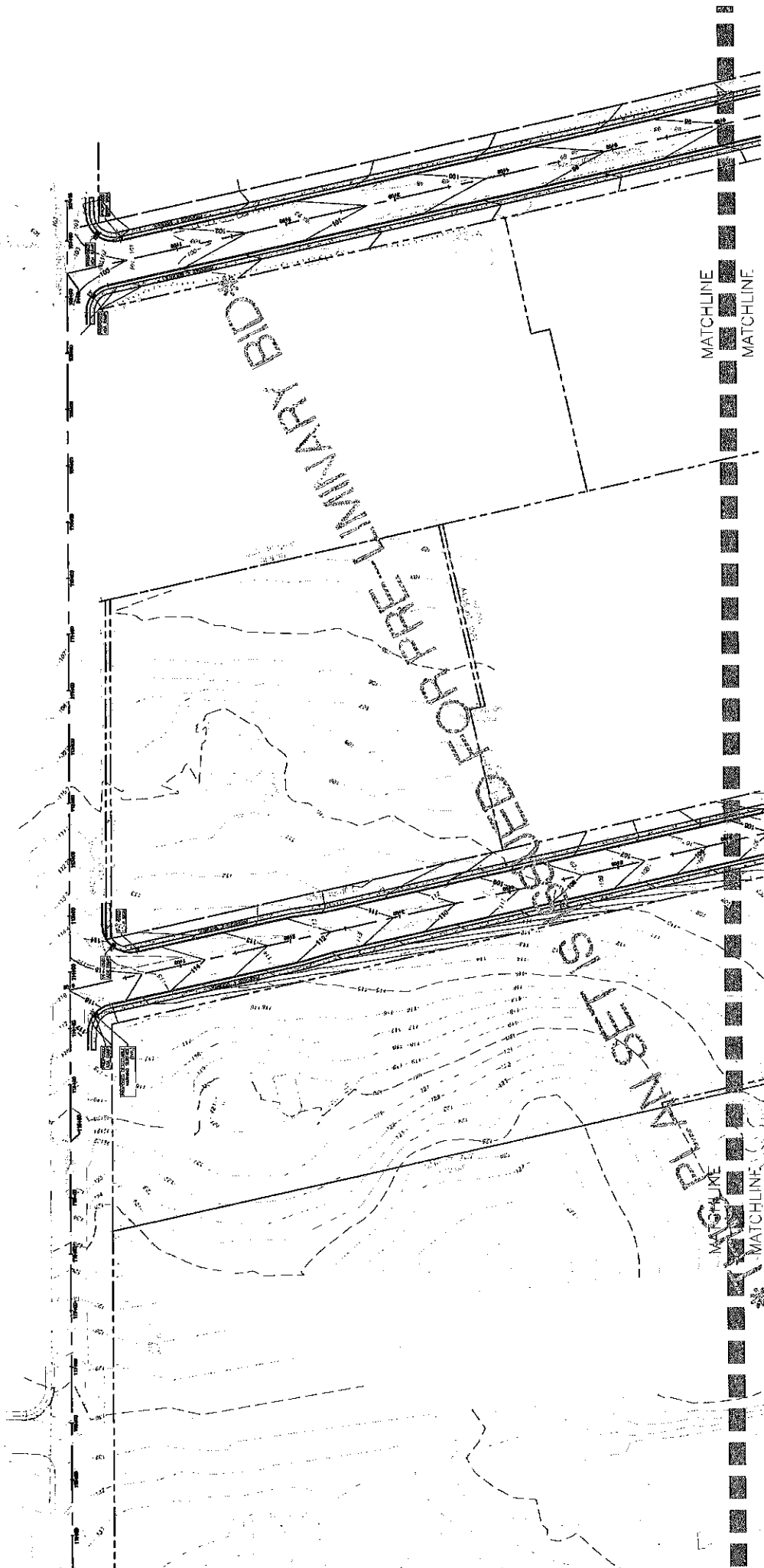
**NEW LINES**  
 LAND DEVELOPMENT  
 ENGINEERING & ARCHITECTURE

CLIENT: LINES, P.E. P.P.  
 PROJECT: [illegible]  
 DATE: [illegible]

DATE	1/27
NO.	100
BY	[illegible]
CHECKED BY	[illegible]
APPROVED BY	[illegible]
SCALE	AS SHOWN
PROJECT	LAND DEVELOPMENT
CLIENT	LINES, P.E. P.P.
DATE	1/27

REGISTRY OF PROFESSIONAL ENGINEERS AND ARCHITECTS  
 LANDWOOD TOWNSHIP, OREGON COUNTY, NEW JERSEY





**NEWLINES**  
 ENGINEERING & ARCHITECTURE  
 10000 W. 10th Ave., Suite 100  
 Denver, CO 80202  
 (303) 751-1111  
 FAX (303) 751-1112  
 WWW.NEWLINES-ENR.COM

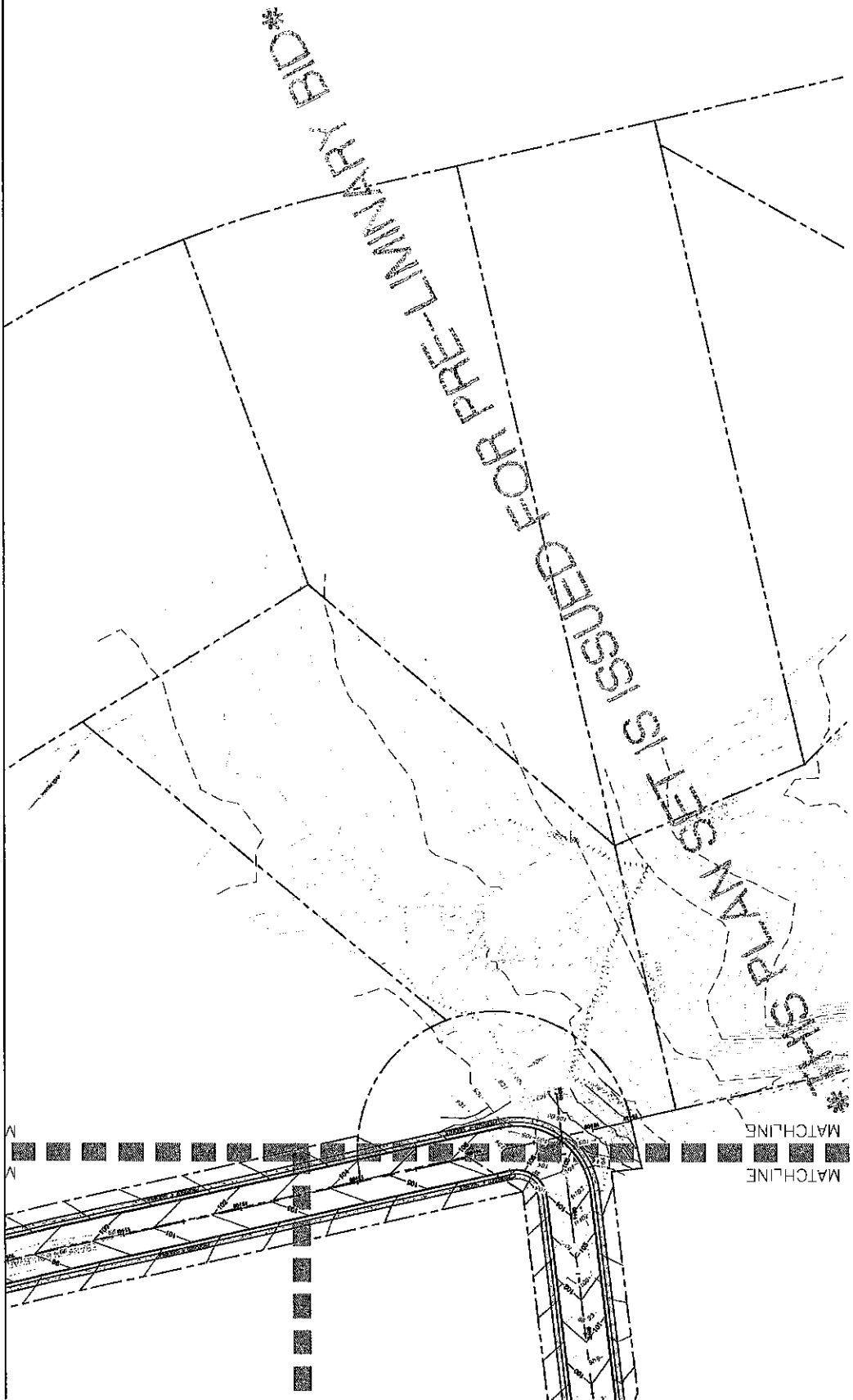
PROJECT: DIA MINIMARY B  
 SHEET: 1000  
 DATE: 10/1/00  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 APPROVED BY: J. J. JONES  
 PROJECT MANAGER: J. J. JONES











**NEW LINES**  
LAND CONSULTING

111 West 10th Street  
Lawrence, Kansas 66044  
Phone: 785-842-1111  
Fax: 785-842-1112  
www.newlinesland.com

PROJECT: CHURCHMAN PLAZA  
ADDRESS: 111 WEST 10TH STREET, LAWRENCE, KANSAS  
OWNER: CHURCHMAN PLAZA DEVELOPMENT, LLC  
DATE: 01/15/11

REVISIONS:

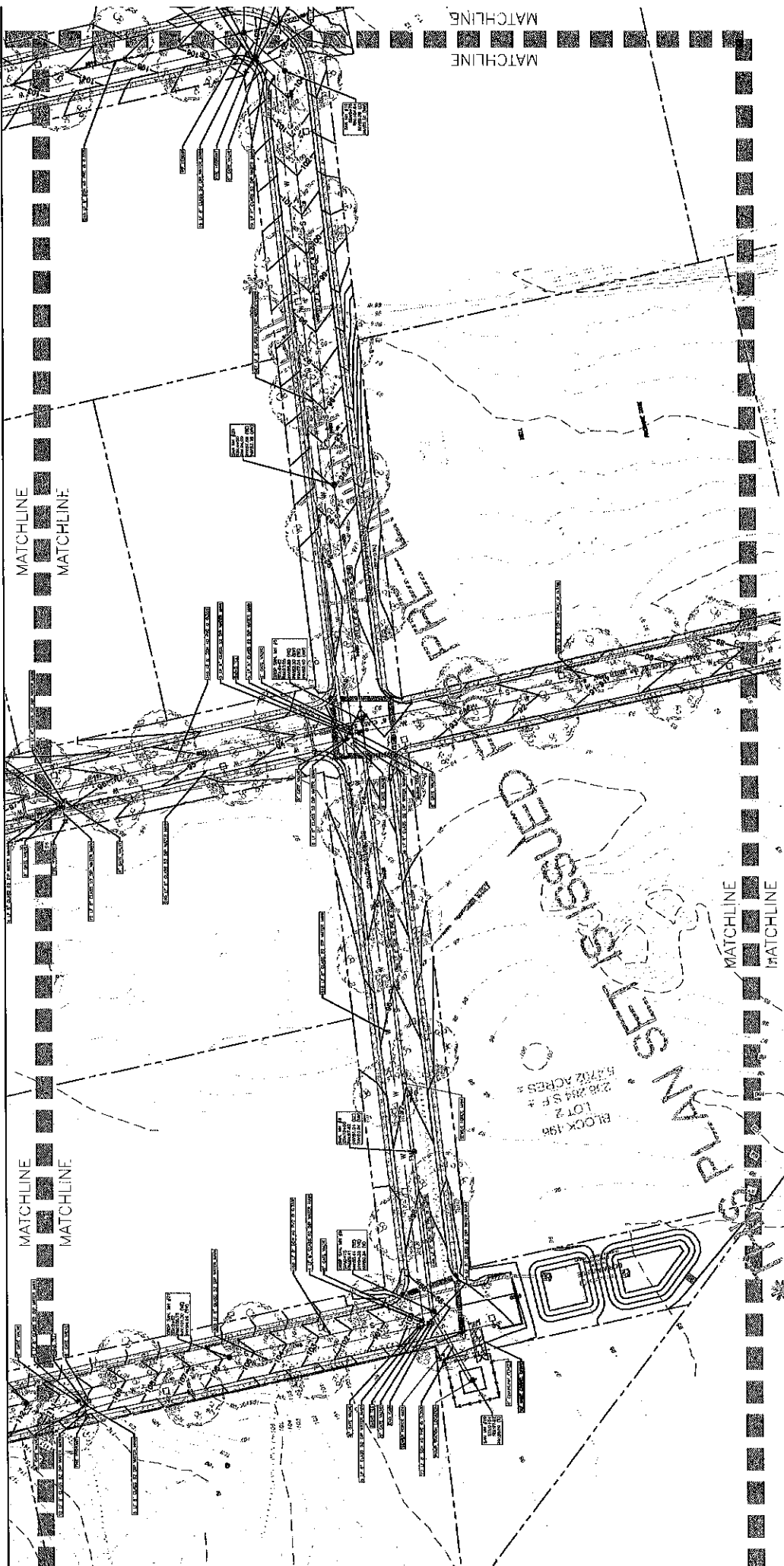
NO.	DATE	DESCRIPTION
1	01/15/11	ISSUED FOR PRELIMINARY BID

0 10 20 30 40 50 FT.







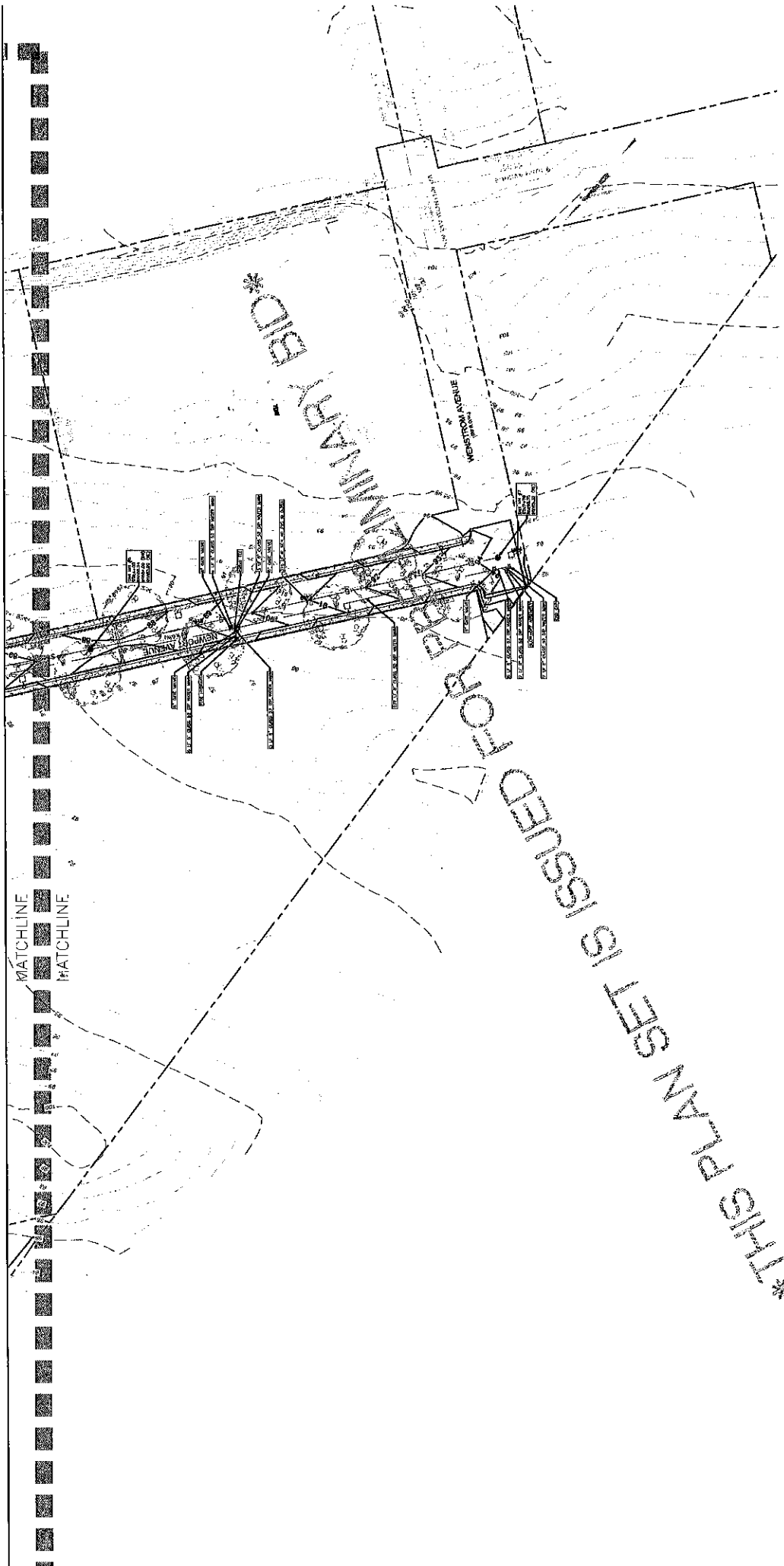


**NEWLINES**  
 ENGINEERING & ARCHITECTURE  
 10000 WOODBRIDGE DRIVE, SUITE 100  
 LAKELAND, FLORIDA 33853  
 TEL: 888-333-3333  
 FAX: 888-333-3333  
 WWW.NEWLINES-FL.COM

STATE OF FLORIDA  
 COUNTY OF POLK  
 PLAT NO. 100  
 BOOK 100

QUINN PAINE, P.E., P.L.P.  
 10000 WOODBRIDGE DRIVE, SUITE 100  
 LAKELAND, FLORIDA 33853  
 TEL: 888-333-3333  
 FAX: 888-333-3333  
 WWW.NEWLINES-FL.COM





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\*THIS PLAN SET IS ISSUED FOR PROJECT BIDDING\*

**NEWLINES**  
 ENGINEERING & ARCHITECTURE  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 521-1111  
 Fax: (405) 521-1112  
 Website: www.newlines.com

CLIENT: **CLARENCE L. JAMES, P.C.**  
 PROJECT: **RECONSTRUCTION OF WESTON AVENUE**  
 SHEET: **101**

DATE: **08/10/2010**

SCALE: **AS SHOWN**

PROJECT LOCATION: **WESTON AVENUE, OKLAHOMA CITY, OKLAHOMA**

PROJECT NUMBER: **101**

PROJECT PHASE: **CONSTRUCTION**

PROJECT STATUS: **ISSUED FOR BIDDING**

PROJECT DESCRIPTION: **RECONSTRUCTION OF WESTON AVENUE, OKLAHOMA CITY, OKLAHOMA**

PROJECT OWNER: **CLARENCE L. JAMES, P.C.**

PROJECT ADDRESS: **1000 W. 10th Street, Suite 100, Oklahoma City, Oklahoma 73106**

PROJECT CONTACT: **CLARENCE L. JAMES, P.C.**

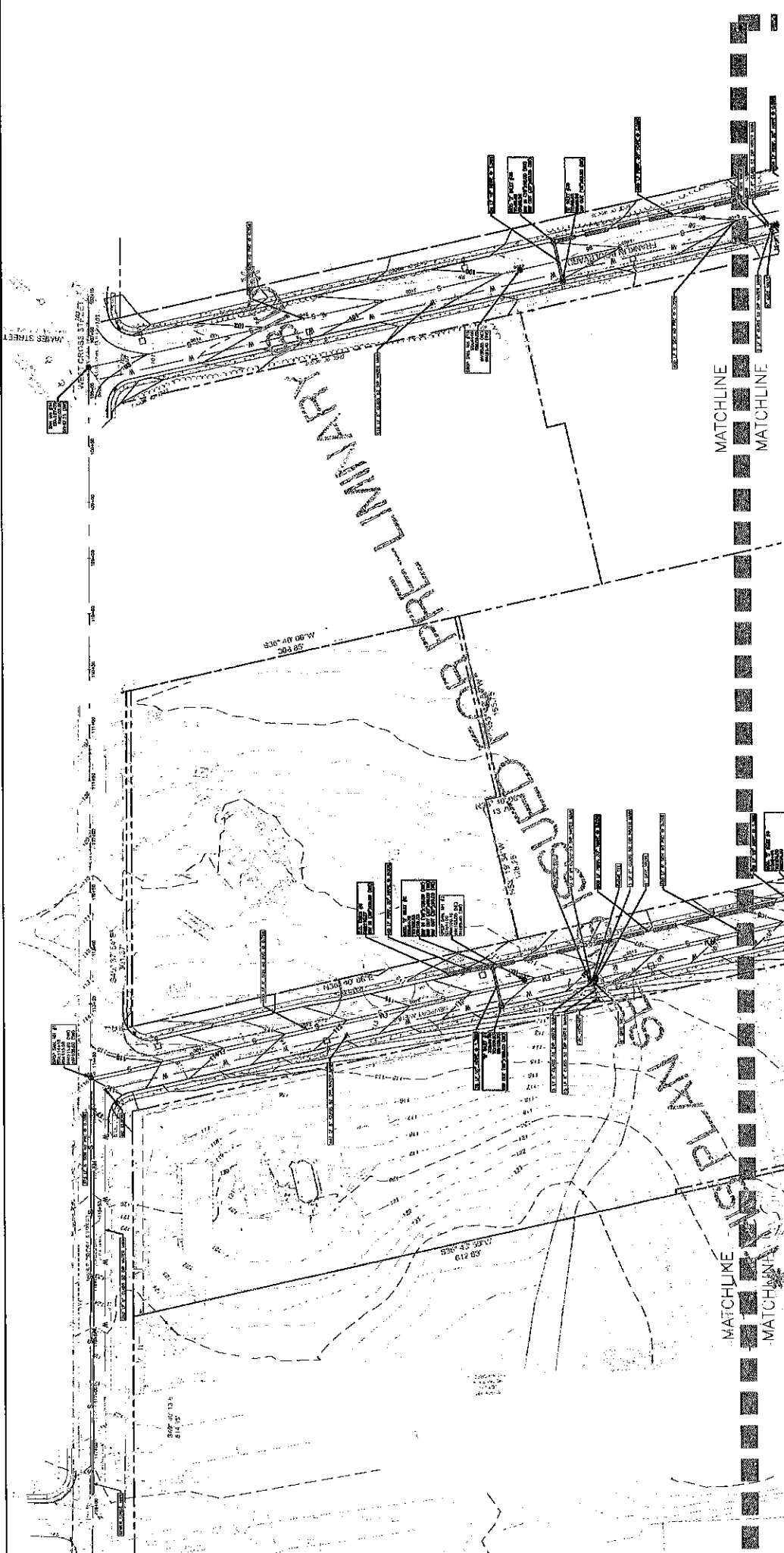
PROJECT PHONE: **(405) 521-1111**

PROJECT FAX: **(405) 521-1112**

PROJECT WEBSITE: **www.newlines.com**







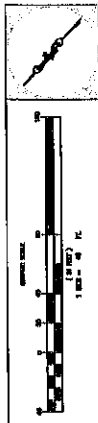
**CUNNING LINDS, P.A.L.P.P.**  
 1111 W. 10th Street  
 Oklahoma City, Oklahoma 73106  
 (405) 241-1111

**NEW LINES**  
 LAND CONSTRUCTION  
 ENGINEERING & SURVEYING

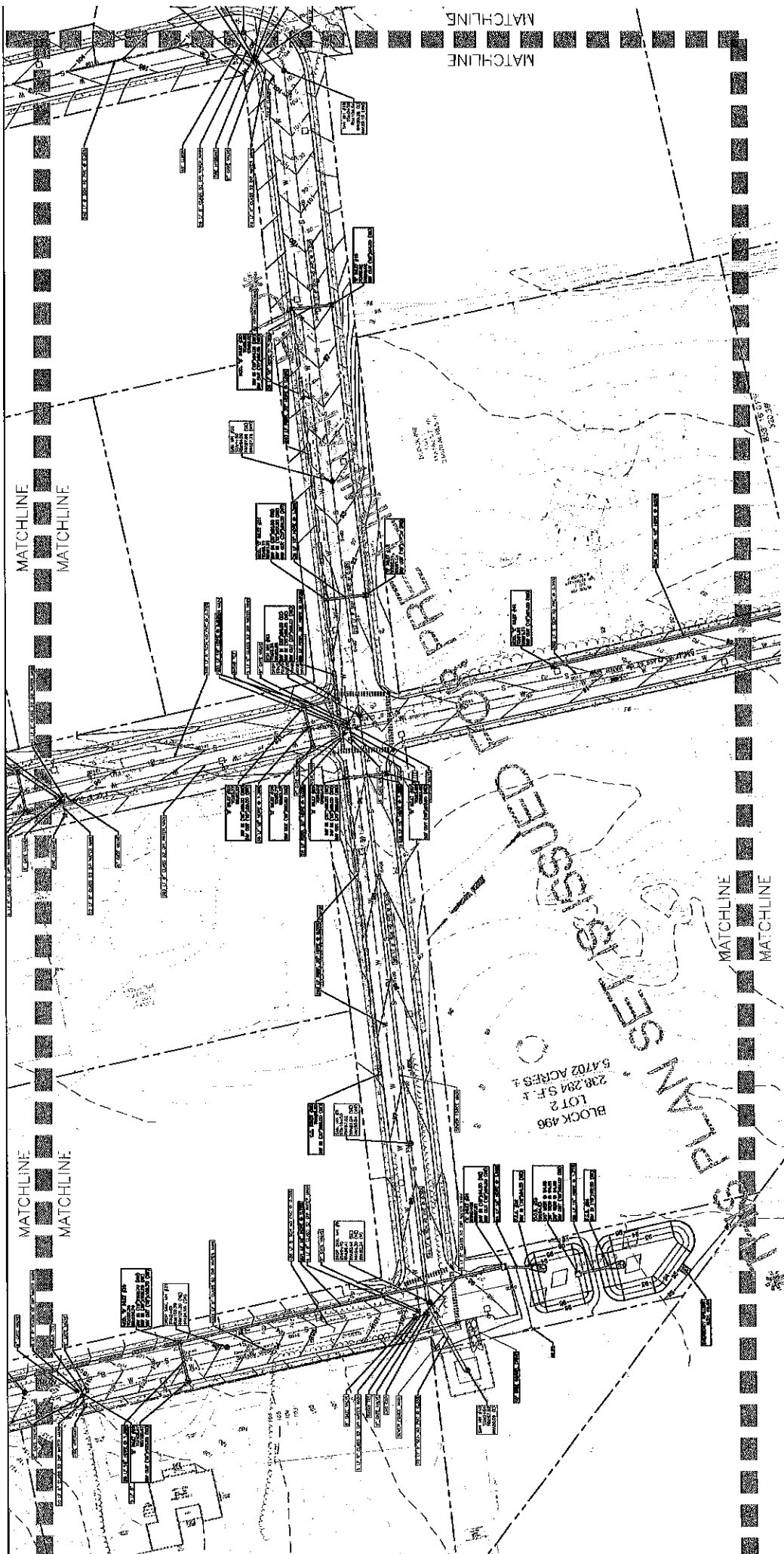
REVISION INFORMATION PLANS  
 NO. DATE BY  
 1 11/15/11 JPL  
 2 11/15/11 JPL  
 3 11/15/11 JPL  
 4 11/15/11 JPL  
 5 11/15/11 JPL  
 6 11/15/11 JPL  
 7 11/15/11 JPL  
 8 11/15/11 JPL  
 9 11/15/11 JPL  
 10 11/15/11 JPL

ENGINEERING PLAN  
 UTILITY LINES AND SERVICE LINES  
 MULTIPURPOSE WELLSITE AND SERVICE OF WELLS  
 LAURELWOOD TOWNSHIP, OKMUN COUNTY, OKLAHOMA

DATE: 11/15/11







**NEWLINES**  
 LAND CONSTRUCTION & SURVEYING  
 1700 W. 10TH STREET, SUITE 200  
 OCEAN CITY, NJ 08226  
 TEL: 856-683-1111  
 FAX: 856-683-1112  
 WWW.NEWLINESNJ.COM

CLIENT: LINCOLN, P.E., P.P.  
 PROJECT: ROADWAY IMPROVEMENT PLANS  
 DRAWING PLAN: GENERAL PLAN  
 ADDRESS: 1000 W. 10TH AVENUE, SOUTH OF MAIN  
 ROADWAY IMPROVEMENT, OCEAN COUNTY, NEW JERSEY

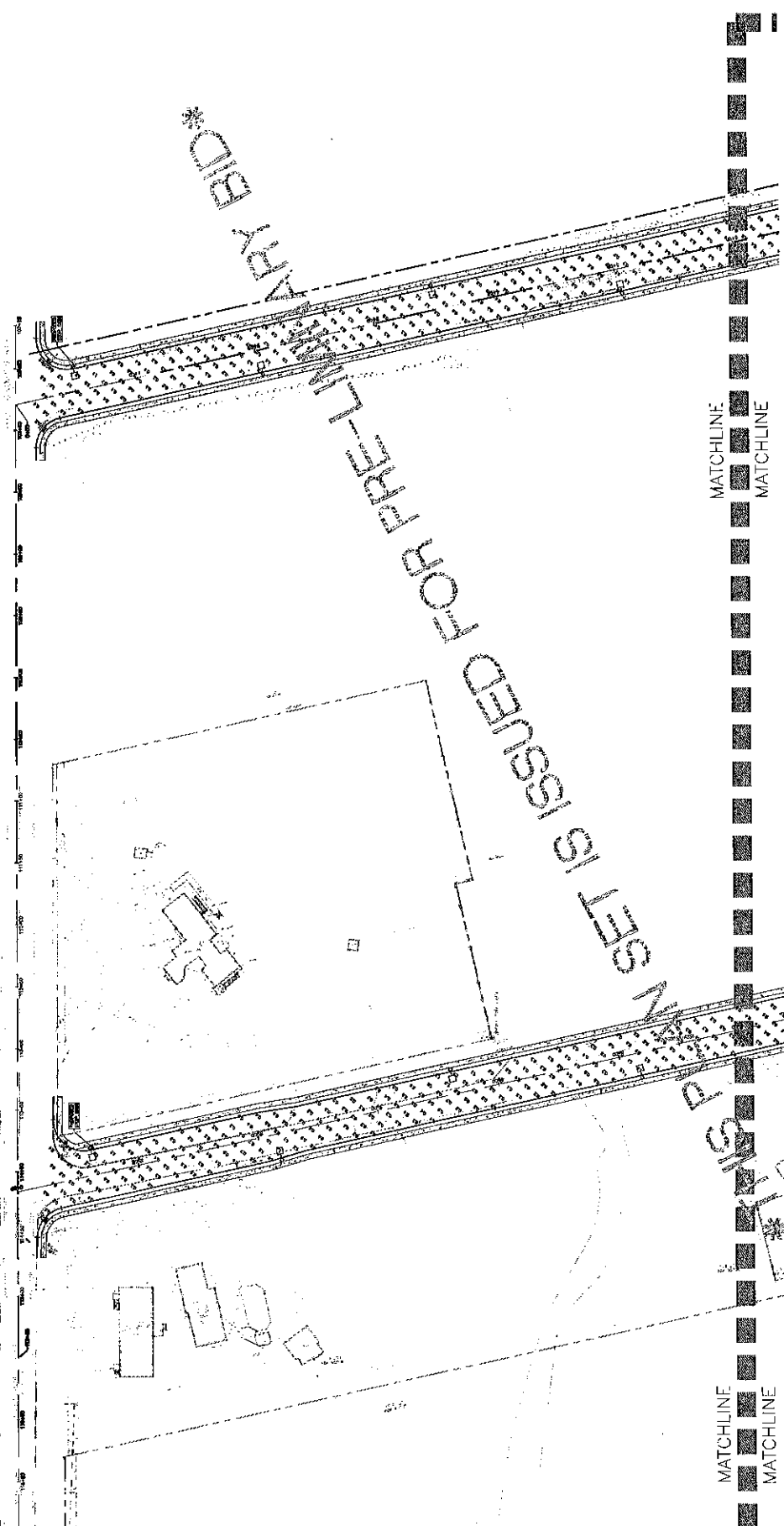
DATE: 05/20/2014  
 DRAWN BY: J. J. JAMES  
 CHECKED BY: J. J. JAMES  
 SCALE: AS SHOWN











SET IS ISSUED FOR PRELIMINARY BIDDING

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**NEWLINES**  
 211 W. 10th St. Ste. 200  
 Oklahoma City, Oklahoma 73101  
 Phone: (405) 233-1111  
 Fax: (405) 233-1112  
 Website: www.newlines.com

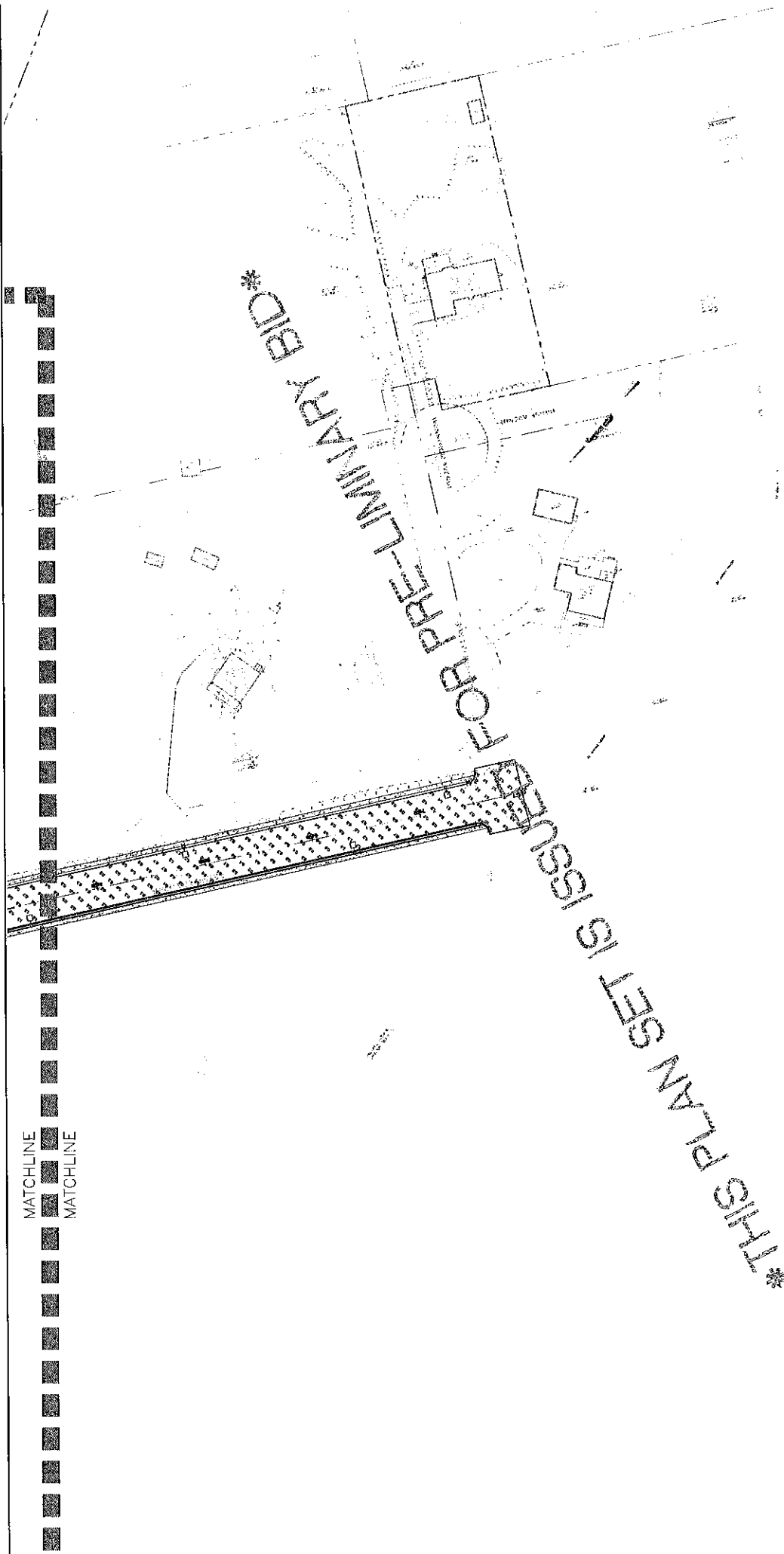
ROADWAY IMPROVEMENT PLAN  
 LIGHTING PLAN  
 PREPARED FOR THE OKLAHOMA  
 HIGHWAY DEPARTMENT  
 1425 WOOD TOWER DR. OKLAHOMA CITY, OKLAHOMA 73101

CLIENT: OKLAHOMA HIGHWAY DEPARTMENT  
 PROJECT: [REDACTED]  
 DATE: [REDACTED]









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MATCHLINE

\*THIS PLAN SET IS ISSUED FOR PRELIMINARY BID\*



**NEWLINES**  
 ARCHITECTURAL FIRM  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW: WWW.NEWLINESARCHITECTS.COM

PROJECT: [REDACTED]  
 SHEET: [REDACTED]  
 DATE: [REDACTED]

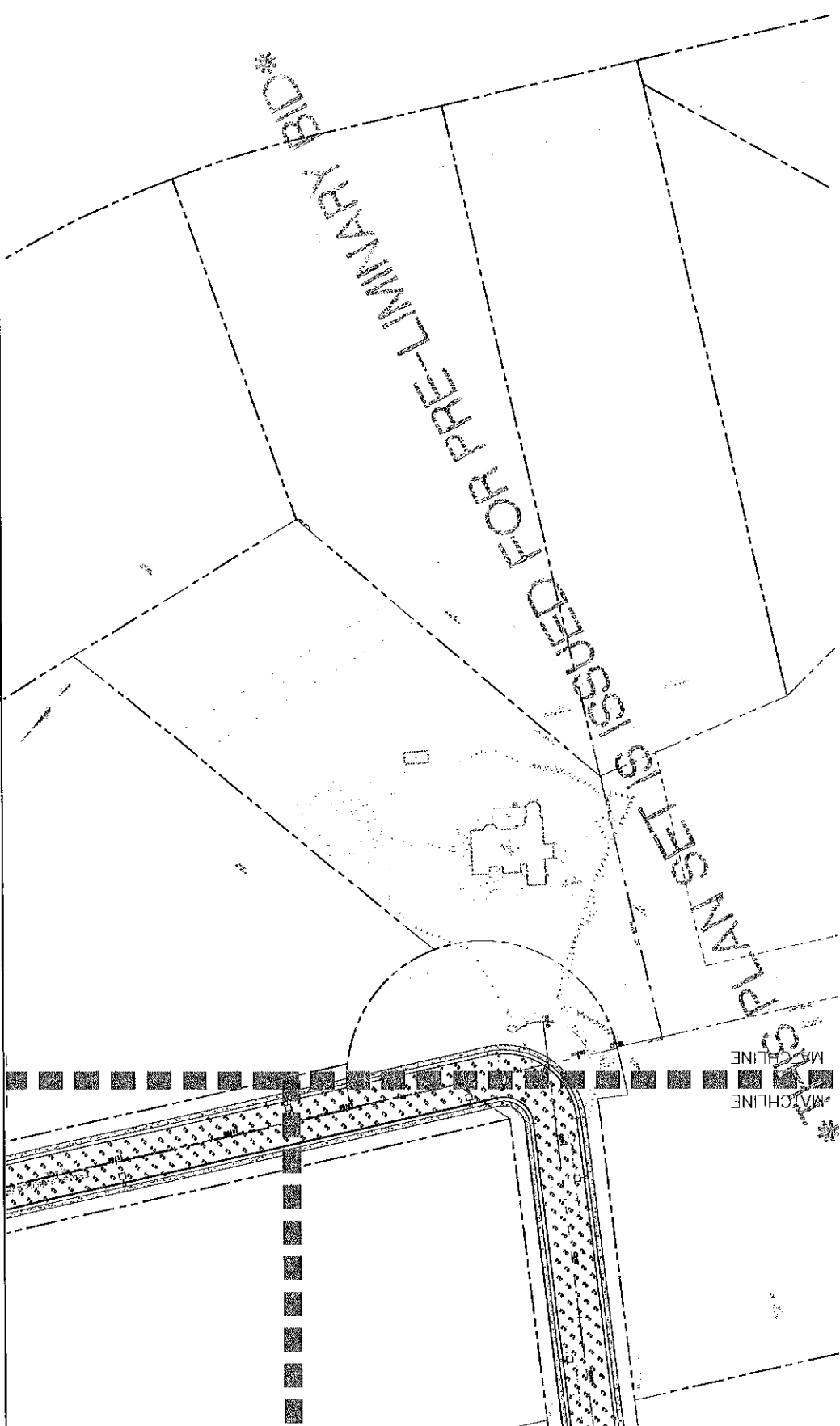
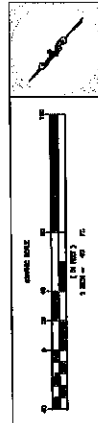
SEAL: [REDACTED]  
 REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF COLORADO  
 NO. [REDACTED]

**NEW LINES**  
 LAND DEVELOPMENT & CONSTRUCTION  
 10000 W. 10th Street, Suite 100  
 Lakewood, Colorado 80226  
 Phone: (303) 440-1111  
 Fax: (303) 440-1112  
 Website: www.newlines.com

PROJECT: LAKESIDE ELEMENTARY SCHOOL  
 LOCATION: LAKESIDE, COLORADO  
 DATE: 10/10/03

DESIGNED BY: NEW LINES  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

DATE: 10/10/03



RESERVED FOR THE PRIMARY BID #

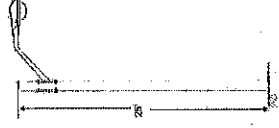
SCHEDULE										
SYMBOL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	FILENAME	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATING C	LAMP HEIGHT
A	4106	GE LIGHTING	GE LIGHTING 255-340	GE Evolve LED STREET LIGHT (SCL 1)	(1) 150W LED 7000-47	041_030 -150-27 7235	8000	1	90	25'

**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**STATISTICS**

DESCRIPTION	AVG	MAX	MIN	MAX / MIN
CALC ZONE #1	0.6 FC	1.9 FC	0.2 FC	9.5 : 1



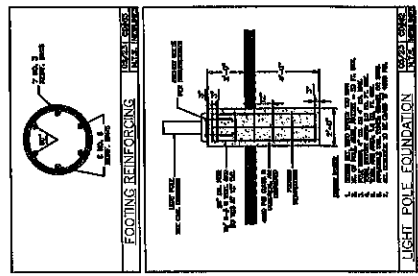
SYMBOL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	FILENAME	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATING C	LAMP HEIGHT
A	4106	GE LIGHTING	GE LIGHTING 255-340	GE Evolve LED STREET LIGHT (SCL 1)	(1) 150W LED 7000-47	041_030 -150-27 7235	8000	1	90	25'

**NEWLINES**  
ANUP CONSULTANTS

CONSULTANTS IN ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, PLUMBING ENGINEERING, AND STRUCTURAL ENGINEERING.

1511 W. 15th Street, Suite 100  
Tulsa, Oklahoma 74107  
Phone: (918) 438-1111  
Fax: (918) 438-1112  
www.newlines.com

PROJECT: LIGHTING DETAILS  
DATE: 01-30-2023  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]









**ORDINANCE #2024-036**

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX COLLECTOR TO CANCEL ANY AND ALL TAXES FOR THE TAX YEAR 2023 DUE ON BLOCK 445, LOT 9.05, OWNED BY CONGREGATION PROSPECT SQUARE INC. PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 54:4-3.6C**

**WHEREAS, N.J.S.A. 54:4-3.6c** permits a municipality, upon a showing of good cause as to why a timely claim was not filed, return all taxes collected on property owned by one or more associations or corporations organized exclusively for charitable or religious purposes; and

**WHEREAS,** the Township of Lakewood, in order to clear title, authorizes the cancellation of any and all taxes, due on the property aforesaid for tax year 2023; and

**WHEREAS,** the property owner has demonstrated good cause for not filing a Deed into a non-profit entity within the required statutory time frame for the property for the tax year 2023; and

**WHEREAS,** the taxpayer filed the appropriate documentation to be granted a tax exemption for the tax year 2024; and

**WHEREAS,** the property is being used for a charitable or religious purpose as required by N.J.S.A. 54:4-3.6c to qualify for exemption; and

**WHEREAS,** no more than three years have passed since the last date for filing a timely application; and,

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

1. The Township Committee hereby authorizes the cancellation of any and all taxes, for the tax year 2023 due on Block 445, Lot 9.05 in the amount of \$69,679.23 plus penalty of \$4,403.17 plus any accrued interest and penalties.

2. That the Tax Collector of Lakewood Township is hereby authorized to cancel any and all reference to taxes due as set forth above.
3. This Ordinance shall take effect upon final passage and publication in accordance with all reference to taxes due as set forth above and refund any taxes paid as set forth above.

**Introduced: September 12, 2024**

**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 **September 12, 2024** at 5:30 P.M.,

---

Lauren Kirkman, RMC CMR  
Township Clerk