

**The Lakewood Township Committee held a Virtual Meeting on December 5, 2024, at 5:30 PM, with the following present:**

**Mayor..... Raymond Coles**  
**Deputy Mayor..... Menashe P. Miller**

**Committee Members..... Meir Lichtenstein**  
**Deborah Fuentes**  
**Albert Akerman**

**Municipal Manager..... Patrick Donnelly**  
**Municipal Attorney..... Steve Secare, Esq.**  
**Municipal Clerk..... Lauren Kirkman**

**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 on the Township’s website as well as in the Star Ledger on January 5, 2024. The public was invited to participate prior to the meeting by emailing [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov). The public was invited to participate during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) or by using Cisco’s Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password was 28698803689. This meeting as advertised was broadcast live and recorded through on Townhall Streams at <https://townhallstreams.com/>**

**ROLL CALL** –Present: Mayor Coles, Deputy Mayor Miller, Committeeman Lichtenstein, Committeeman Akerman and Committeewoman Fuentes.

Absent: None

Also present: Township Attorney: Steven Secare, Esquire; Attorney: Harold Hensel, Esquire  
Township Manager: Patrick Donnelly and Township Clerk: Lauren Kirkman.

### **SALUTE TO THE FLAG AND PRAYER**

Mayor Coles opened the regular meeting at 5:30 p.m.

### **MOTION TO APPROVE MINUTES:**

#### **REGULAR MINUTES OF NOVEMBER 14, 2024.**

Motion by Committeeman Akerman, seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Abstain: None

Absent: None

Motion carried to approve minutes.

## **PUBLIC HEARING STATE PLAN AMENDMENT:**

Proposal for State Plan Policy Map Amendment – Block 1160.03, Lots 42 and 43 which are located at the south-western corner of Healthcare Way and Towbin Avenue.

Mayor Coles noted these two lots were put in for a plan amendment two years ago and there were some potential wildlife habitat areas mapped by the NJDEP, which resulted in the proposal not being approved. In the period since, the property owner commissioned an environmental study, which indicates that any potential wildlife habitat area is confined to wetlands

Mayor Coles opened the public hearing.

Dana Kermes, 14 Cathedral Drive, asked if this was for apartments, Mayor Coles indicated it was not.

No further questions directly related to the Proposal for State Plan Policy Map Amendment were received.

Thereafter, Mayor Coles read the following email related to the Biennial Review of the Status of Planning Implementation Agreement Efforts:

**From:** Simcha Steinberg >

**Subject:** [External] State Endorsement Plan Amendment

Hi Mayor Coles and Committee,

I am writing regarding the public hearing on Resolution 2024-0432.

This resolution ratifies and affirms the submission of the “Biennial Review of the Status of Planning Implementation Agreement Efforts.”

Item 6.7 on this review is Transportation—Route 9 right of way: The Township will implement land use controls consistent with the desirable typical section (DTS) for Route 9 in the Access Code.

The Township's response is that "the desired typical section requirements are enforced during site plan approval at the stage of Planning Board and Zoning Board approvals."

Application ZB #4292 which is currently pending before the Zoning Board is proposing parking in the front yard which will be less than 65 feet from the center line of Route 9. If the Board approves this application, the state will not have the Desirable Typical Section.

In accordance with your Planning Implementation Agreement, please ensure that the Zoning Board is aware they need to enforce the desired typical section requirements.

Additionally, I have a question regarding Item 6.10.

It says: In 2020, Lakewood prepared a Capital Improvement Plan for Transportation Infrastructure (CIP-TI). Said plan, which was included in the Township's second Biennial Review, is intended to be used to evaluate roadway and intersection improvements within TIDs. When the need for an improvement is determined and attributed at least in part by future land development, the CIP-TI is to be used to assess fair share costs of the improvements to be contributed by developers in accordance with the NJ Municipal Land Use Law. Currently, the CIP-TI is under review and consideration for adoption by the Township.

My question is, if you prepared this plan in 2020, what has been taking so long to implement the plan??

Thanks!

Simcha Steinberg  
368 Lanes Mill Road  
Lakewood, NJ 08701

Mayor Coles noted the zoning board was aware of the relevant provisions.

Mayor Coles closed the public hearing.

Mayor Coles further noted that while the Township has implemented two TIDs, there are comparatively fewer improvements in other planned TIDs. He further noted that the CIP-TI is primarily intended as a reference for the Township in implementing TIDs. The Township will continue to evaluate the document and may take further action at a later date.

Mayor Coles asked for a motion to adopt the Resolutions 2024-431.  
2024-431 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey,  
Ratifying And Affirming A Proposed Amendment To The State Plan Policy Ma

Motion by Deputy Mayor Miller  
Seconded by Committeewoman Fuentes

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Resolution 2024-431.

Mayor Coles asked for a motion to adopt the Resolutions 2024-432.

2024-432 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting The “Biennial Review Of The Status Of Planning Implementation Agreement Efforts,” Which Includes A Proposed Amendment To The State Plan Policy Map, And Authorizing T&M Associates To Act As The Township’s Agent On Matters Related To Fulfillment Of The Township’s Obligations Associated With The Biennial Review Of Planning Implementation Agreement Efforts And The Township’s Proposal For Amendment To The State Plan Policy Map Included Therein

Motion by Deputy Mayor Miller  
Seconded by Committeewoman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Resolution 2024-432..

## **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 matters. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Mayor Coles asked for a motion to adopt the consent agenda Resolutions 2024-434 through 2024-471.

Motion by Deputy Mayor Miller  
Seconded by Committeewoman Fuentes

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein (abstain on 2024-435, 2024-440, 2024-442 only), Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: Committeeman Lichtenstein (abstain on 2024-435, 2024-440, 2024-442 only)

Absent: None

Motion Carried to adopt consent agenda.

2024-434 "Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Tivoli At Woodlake, LLC, In Connection With SP# 2405 (Pinehurst Drive) Block 189.03 Lot 166"

2024-435 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Performance Guarantee (Fence) Posted By Brook Burnside, LLC., In Connection With ZB #4181 (Burnside Ave Fence), For Blocks 190.01; 190.04; 190.05; 199; 200; 201; 202, Lots 7; 37-41, 44-47 & 145; 41 & 42; 1, 2 & 3; 1, 4, 5 & 7; 1; 1, 5, 8 & 10

2024-436 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Wadsworth Venture, LLC In Connection With SD #2424 (Wadsworth & Argyle Ave) Phase 1, Block 1024, Lots 1 & 1.03

2024-437 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Wadsworth Venture, LLC., In Connection With SD #2424 (Wadsworth & Argyle Ave) Phase 1, Block 1024 Lots 1 & 1.03

2024-438 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Wadsworth Venture, LLC In Connection With SD #2424 (Wadsworth & Argyle Ave) Phase 2, Block 1024, Lots 1 & 1.03

2024-439 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing A Performance Guarantee Posted By Regency Development Properties, LLC., In Connection With SP #2394 (West Cross St) Block 251.02 Lot 88

2024-440 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By East 7th Street LLC (Formerly Regency Row, LLC), In Connection With SD #1477 (East 7th St), Blocks 208;222, Lots 132; 11, 12 And 13

2024-441 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Sephardic Bet Yaakov, Inc. In Connection With SP#2189 (Prospect St), Block 411, Lots 26 & 27

2024-442 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By She'erit Ezra In Connection With SP #2301 (Lanes Mill Rd) Phase 1, Block 189.16, Lots 50.03-50.05

2024-443 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By 1975 Swarthmore Avenue, LLC In Connection With SP #2287 (Swarthmore Ave), Block 1607, Lot 4

2024-444 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing The Maintenance Guarantee Posted By Eli Schwab In Connection With ZB #3481A (West County Line Rd), Block 2.05, Lots 6 & 18

2024-445 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Reducing The Maintenance Guarantee (First Reduction) Posted By OSCG, LLC., In Connection With Oak Street Corridor, For Blocks Various, Lots Various

2024-446 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Award Of Contract To Procure Material For Signs To Robco Supply LLC Pursuant To And In Accordance With Non-Fair And Open Process N.J.S.A. 19:44A-20.4

2024-447 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Use Of A National Cooperative Contract For The Purchase Of A Caterpillar Backhoe Loader Pursuant To And In Accordance With P.L. 2011, C.139

2024-448 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing A Competitive Contracting Bid For A Vendor To Provide A Study Of Lakewood Board Of Education's Non-Public Pupil Transportation Program Pursuant To And In Accordance With N.J.S.A. 40A:11-4.3a

2024-449 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing Contracts With Certain Approved State Of New Jersey And Other Cooperative System Vendors Pursuant To N.J.S.A. 40A:11-12a And P.L. 2011, C.139

2024-450 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey To Resolution Authorizing The Purchase Of Two Holding Tank Walls Pursuant To And In Accordance With P.L. 2011, C.139

2024-451 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending Resolution 2024-403 Awarding Several Agreements For Snow Removal Services Pursuant To N.J.S.A. 40a:11-5(3).

2024-452 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 The NJDOT LA-2025 NJDOT Municipal Aid Grant Lakewood Township Pine Street Roadway Improvements 15

2024-453 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Approving Participation With The State Of New Jersey State Grant Program Administered By The Office Of Attorney General Law And Public Safety-Safe And Secure Communities Grant

2024-454 Resolution Of The Township Of Lakewood, County Ocean State Of New Jersey, Authorizing A Shared Services Agreement With The County Of Ocean For The FY25 Child Restraint Grant Program

2024-455 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 Final In Connection With A Project Known As "Vine Avenue Extension"

2024-456 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 1 Final In Connection With A Project Known As “Ridgeway Place And Drake Road Roadway Improvements”

2024-457 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Change Order Number 2 Final In Connection With A Project Known As “2022 Road Improvement Program – Phase 1”

2024-458 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Cancelling Various Grant Receivable And Grant Appropriated Reserve Balances

2024-459 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Cancelling Of Unexpended Balances Of Certain General Capital Improvement Authorizations

2024-460 Resolution Of The Township Of Lakewood County Of Ocean State Of New Jersey Authorizing Appropriation Transfers In The 2024 Municipal Budget

2024-461 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution Of A Shared Services Agreement With The County Of Ocean Department Of Health Entitled “Interlocal Services Agreement For Animal Facility Services”

2024-462 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing, Reviewing And Approving Fire Commissioner Salary

2024-463 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Execution And Submission Of Statements Of Consent To The NJDEP For TWA Applications

2024-464 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Appointing A Municipal Court Judge Of The Township Of Lakewood Pursuant To And In Accordance With N.J.S.A. 2b:12-4(B)

2024-465 Resolution Of Township Of Lakewood, County Of Ocean, State Of New Jersey, Support From Local Governing Body Authorizing The Sustainable Jersey Climate Vulnerability Assessment Technical Assistance Application

2024-466 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 186.12 Lot 1

2024-467 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Refund An Over Payment On Block 187.02 Lot 25

2024-468 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Rescinding Resolution No.2024-414 For Block 1602 Lot 5

2024-469 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of Taxes For Various Years Pursuant To N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 Et Seq. For Block 1157 Lot 4

2024-470 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Of 2024 Taxes Pursuant To N.J.S.A. 54:4-3.30 & N.J.S.A. 54:4-3.32 Et Seq. For Block 524.02 Lot 182

2024-471 Resolution Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing A Refund Based On A Tax Court Judgment For Block 430 Lot 64

### **ORDINANCES FOR FIRST READING- None**

### **ORDINANCES FOR SECOND READING**

Clerk Kirkman read the following Ordinance by title only:

**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**

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-039.

Motion by Deputy Mayor Miller  
Seconded by Committeewoman Fuentes

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None  
Absent: None

Motion Carried to adopt Ordinance 2024-039.

Clerk Kirkman read the following Ordinance by title only:

**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.**

Mayor Coles opened the meeting to the public.

Vincent DelRiccio, Esq. of RC Shea Law Firm, on behalf of Gigi Tenenbaum indicated he objected to the four (4) minute time limit. Mr. DelRiccio indicated that he had filed a letter of objection. Mr. DelRiccio objected to the way the ordinance was drafted indicating the statute cited was for a special assessment. Mr. DelRiccio objected that the ordinance did not have a time limit as to when the developer had to complete the improvements which he stated creates a moratorium on building.

Mayor Coles noted that the letter was received and would be included for the meeting.

**From:** Yehonatan Buckwald  
**Subject:** [External]

what is the timeline for completing the roads and what incentive does the developer have to complete it in a timely fashion?  
Yehonatan buckwald  
825 wenstrom ave

**From:** Notices  
**Subject:** Objection to 2024 -040 and 2024-041

Ordinances 2024 -040 and 2024-041 were at the planning board last Monday.

Much conversation and concern centered around the unclarity and uncertainty this ordinance creates.

The revised ordinance creates more unclarity and does not address any of the planning board's recommendations or concerns.

Please do not act hastily to pass this ordinance the way it is written and work with the neighbors and developers to achieve a more coherent version.

Thank You,  
Mrs. MB Klohr  
850 Bellevue Ave.  
Lakewood NJ

Mayor Coles stated the planning board comments had been included in the ordinance.

**From:** Elka Handler <  
**Subject:** [External] 2024-040 and 041

To the committee

Ordinances 2024 -040 and 2024-041 are greatly flawed.

Developments can occur without the proper improvements.  
Since the ordinance ties proposed development to future changes, any developer can easily challenge it to avoid making proper improvements.

While the complete ordinance will not be abolished it will merely strike that portion regarding improvements yet allowing developers to take advantage of the new building and zoning allowances.

In April of 2021, Ray Coles addressed the illegality of such ordinances when rejecting the planning board's recommendation to dualize Pine Street. (see attached).

I respectfully request this be seriously considered before adopting these ordinances.  
Elka Handler  
150 Hadassah lane  
Lakewood NJ 08701

**From:** limor buckwald  
**Subject:** [External]

Sent from my iPhone To the committee

Ordinances 2024 -040 and 2024-041 are greatly flawed.

Developments can occur without the proper improvements.  
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While the complete ordinance will not be abolished it will merely strike that portion regarding improvements yet allowing developers to take advantage of the new building and zoning allowances.

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825 Weenstrom Ave  
Lakewood NJ 08701

**From:** Yehonatan Buckwald  
**Subject:** [External]

A major issue is the plan to make the roads only 30 feet wide. Even the current 32-foot roads are too narrow for school buses and cars, especially when vehicles are parked on the sides. Reducing the width will not only worsen traffic but also make it difficult for emergency vehicles to get through quickly and safely.  
put up no parking and enforce it.

Yehonatan buckwald  
825 wenstrom Ave

**From:** Leah Greher  
**Subject:** [External]

Dear Township committee

Please consider my comments and concerns before passing the above-mentioned ordinances.

Currently the ordinance is written in a way that is overly burdensome to me as a neighboring homeowner.

It bars me indefinitely from joining the water and sewer without paying astronomical costs associated with infrastructure improvements unrelated to my property, regardless of when my property would need or want to hook up to sewer and water.

No other property owner in Lakewood is restricted in this manner. When developers bring sewer and water near their property the cost is limited to anything strictly associated with bring the water to their property form wherever the developer left off.

Furthermore, this ordinance goes against contract law principles by permitting a third party (Newport Joint venture) to restrict and encumber my rights to contract with the water and sewer

company.

Please revise the ordinance to address these issues.

Thank you in advance,  
Stephen and Leah Greher

**From:** Yehonatan Buckwald

**Subject:** [External]

what is the bulk requirement for the dorms?

what exactly requires three acres and do they need to be contiguous?

Do the dorms have to be for schools that are in the overlay zone or can they be independent free-standing dorms for any school?

Yehonatan buckwald  
825 wenstrom ave

Seeing no additional comments offered, Mayor Coles closed the public comments

**From:** Shaya Stern

**Subject:** [External] Ordinance 2024 - 41

The School Overlay Zone permits multi-family housing upon property that is within 750 feet of the school's property.

I can't think of anything more "hodgepodge" and "half hazard" than allowing housing on property not contiguous to the school property.

Please kill this ordinance.

Shaya Stern  
Pine Street

Mayor Coles asked for a motion to adopt ordinance 2024-040.

Motion by Committeewoman Fuentes  
Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2024-040.

Clerk Kirkman read the following Ordinance by title only:

**2024-041 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 Zon)**

Mayor Coles opened the meeting to the public.

Vincent DelRiccio, Esq. of RC Shea Law Firm, on behalf of Gigi Tenenbaum Mr. DelRiccio indicated that he did not feel the issues of the planning board were addressed. Mr. DelRiccio also indicated that some issues were ambiguous such as the parking. Mr. DelRiccio took exception to the Bulk Standards and indicated that this is an illegal moratorium on building. Mr. DelRiccio once again objected to the four minute time limit.

Aaron Hirsch, 146 Mountain Drive, indicated that the planning board master plan from 2017, that there are no new roads built. Mr. Hirsch stated there are many unbuilt housing projects but roads are not built. Mr. Hirsch expressed a preference for the Faulkner City Form of government including wards so he could feel that someone who lived in his area of the Township was there to represent him. Mr. Hirsch stated that the roads are so crowded it takes 25 minutes to travel from one side of town to the other. Mr. Hirsch expressed dissatisfaction with the prospect of building more homes and having more traffic.

**From:** limor buckwald

**Subject:** [External]

Sent from my iPhone To the committee

Ordinances 2024 -040 and 2024-041 are greatly flawed.

Developments can occur without the proper improvements.

Since the ordinance ties proposed development to future changes, any developer can easily challenge it to avoid making proper improvements.

While the complete ordinance will not be abolished it will merely strike that portion regarding improvements yet allowing developers to take advantage of the new building and zoning allowances.

In April of 2021, Ray Coles addressed the illegality of such ordinances when rejecting the planning board's recommendation to dualize Pine Street. (see attached).

I respectfully request this be seriously considered before adopting these ordinances.

Adam an Limor Buckwald  
825 Weenstrom Ave  
Lakewood NJ 08701

**From:** Elka Handler

**Subject:** [External] 2024-040 and 041

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While the complete ordinance will not be abolished it will merely strike that portion regarding improvements yet allowing developers to take advantage of the new building and zoning allowances.

In April of 2021, Ray Coles addressed the illegality of such ordinances when rejecting the planning board's recommendation to dualize Pine Street. (see attached).

I respectfully request this be seriously considered before adopting these ordinances.

Elka Handler  
150 Hadassah lane  
Lakewood NJ 08701

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-041.

Motion by Committeeman Lichtenstein  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2024-041

Clerk Kirkman read the following Ordinance by title only:

**2024-042 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 11-14 (Parking Prohibited During Certain Hours On Certain Streets) (Funston Avenue)**

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-042.

Motion by Committeeman Akerman  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein,

Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2024-042.

Clerk Kirkman read the following Ordinance by title only:

**2024-043 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Lease Of Block 2 Lot 4 Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:12-14, And 12-15 Et. Seq., To The Ocean County Society Of Model Railroaders For Nominal Consideration**

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-043.

Motion by Committeeman Akerman

Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2024-043.

Clerk Kirkman read the following Ordinance by title only:

**2024-044 Ordinance Of The Township Of Lakewood, County Of Ocean State Of New Jersey, Establishing Chapter 15 Section 4 For The Regulations Governing Lead Paint Inspections For Rental Properties In Accordance With P.L. 2021, C.182**

Mayor Coles opened the meeting to the public.

Aaron Hrisch, 146 Mountain, questioned why the township was passing an ordinance about lead paint and rentals and not doing something about the new hotels and boarding houses that are being built on every block.

Seeing no other comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-044.

Motion by Deputy Mayor Miller  
Seconded by Committee Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2024-044.

Clerk Kirkman read the following Ordinance by title only:

**2024-045 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40a:21-1 Et Seq., Granting Abatement Of Local Property Taxes To 1364 River Ave, LLC, For Facilities Located At Block 534, Lot 7.15 And Authorizing The Mayor And/Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement**

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles noted that this was a 6,800 retail building that was expected to have 10-15 employees. The building is open and they are accepting leases from the public.

Mayor Coles asked for a motion to adopt ordinance 2024-045.

Motion by Deputy Mayor Miller  
Seconded by Committeewoman Fuentes

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes,  
Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: Committeeman Lichtenstein

Absent: None

Motion Carried to adopt Ordinance 2024-045.

Clerk Kirkman read the following Ordinance by title only:

**2024-046 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting An Easement To The Lakewood Township Municipal Utilities Authority For The Purpose Of Maintaining The MUA's Sanitary Sewer Main In Drexel Avenue, Providing Access To That Existing Sanitary Sewer Main In Drexel Avenue, And To Ensure Access To The MUA's Granular Activated Carbon Facility Over A Portion Of Block 555, Lot 1 And Block 549.02, Lot 1 On The Tax Map Of Lakewood Township, Ocean County, New Jersey**

Mayor Coles opened the meeting to the public.

Aaron Hrisch, 146 Mountain, opined that it did not matter what he said about an ordinance it would be adopted.

Seeing no other comments offered, Mayor Coles closed the public comments

Mayor Coles noted that these filters removed particles from the water.

Mayor Coles requested a motion to adopt Ordinance 2024-046.

Motion by Committeeman Lichtenstein

Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein  
Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2024-046.

Clerk Kirkman read the following Ordinance by title only:

**2024-047 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Granting A 20 Foot Wide Utility Easement To The Lakewood Township Municipal Utilities Authority For The Purpose Of Providing An Underground Water Main In A Portion Of Block 1609, Lot 20, On The Tax Map Of Lakewood Township, Ocean County, New Jersey)**

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-047.

Motion by Deputy Mayor Miller  
Seconded by Committeewoman Fuentes

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2024-047.

Clerk Kirkman read the following Ordinance by title only:

**2024-048 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Accepting Dedication Of 15,478.68 Sq. Ft. Right-Of-Way Easement Of Franklin Boulevard**

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-048.

Motion by Deputy Mayor Miller  
Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None  
Abstain: None  
Absent: None

Motion Carried to adopt Ordinance 2024-048.

Clerk Kirkman read the following Ordinance by title only:

**2024-049 An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Repealing Ordinance 2024-036 And 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**

Mayor Coles opened the meeting to the public.

Seeing no comments offered, Mayor Coles closed the public comments

Mayor Coles asked for a motion to adopt ordinance 2024-049.

Motion by Deputy Mayor Miller  
Seconded by Committeewoman Fuentes

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller and Mayor Coles.

Nays: None  
Abstain: None  
Absent: None

Motion Carried to adopt Ordinance 2024-049.

**CORRESPONDENCE-** None

**MOTION TO APPROVE BILL LIST:** Dated December 3, 2024.

Mayor Coles asked for a motion to approve the bills list of December 3, 2024.

Motion by Deputy Mayor Miller  
Second by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeewoman Fuentes, Committeeman Lichtenstein, Deputy Mayor Miller, and Mayor Coles

Nays: None

Abstain: None

Absent: None

Bill List of December 3, 2024 was approved.

## **PUBLIC COMMENTS**

**The public was invited to participate prior to the meeting by emailing [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov). The public was invited to participate during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual).**

Mayor Coles opened the meeting to the public:

Joe Strupp, Daniel Drive, Ocean. Mr. Strupp indicated he is also a reporter for the Asbury Park Press and was questioning the new petition for Lakewood to have end online meetings and simply have in person or hybrid meetings. Mayor Coles stated that the Township had livestreamed meetings for 10 years. Mayor Coles noted he had spoke with Mr. Strupp previously and provided him with a dozen a reasons which he would be happy to review again now. Mayor Coles noted that in the past before cell phones and email, etc. that coming to a committee meeting was the only option to speak to the committee. However, today he noted residents can reach out and speak to members of the committee at any time, they no longer have to wait. Committeewoman Fuentes indicated she agreed with Mayor Coles. Mayor Coles further stated that no petition had been filed with the Township. Committeeman Akerman noted that he was not opposed to a meeting in person but noted this forum allowed for a better opportunity to have all members attend the meeting as at times a member was ill, or might be unable to get to the building. Committeeman Akerman also explained that when he going to prayer or various events in the Township he does speak to constituents daily. Mr. Strupp indicated that Mayor Coles was extremely responsive. Mayor Coles stated he is available to anyone who wanted to reach out.

Aaron Hirsch, 146 Mountain, opined that the video meetings was a loophole that was created during COVID he preferred to be able to go and see people in a meeting. Mr. Hirsch stated that the schul requirements required an update and more roads are needed. Mr. Hirsch objected to traffic in town indicating that the fire department cannot function. Further he opined that Mr. Hertzell should not be reappointed at reorganization. Mr. Hertzell also stated that the fire departments budget committee never released the budget and he objected to the raise they commissioners were giving themselves.

Dana Kermes, 14 Cathedral Drive, thanked the Department of Public Works for the amazing job that they are doing particularly Phil Rous. Mr. Kermes expressed concern over the traffic patter near his home and the need for a turn signal light.

Seeing no other comments offered, Mayor Coles read the below email.

**From:** Mordy Kramer  
**Subject:** [External] Comment

Mordy Kramer  
720 Marlin Ave

Hi Ray thanks for doing great job as the mayor.

Can the committee resume in person meetings next year.

It's beneficial when groups of people can attend and show their support or opposition and speak at the podium similarly like the planning and zoning board.  
Thanks

**From:** Shaya Stern  
**Subject:** [External] Public comments portions

Hi Mayor and Committee,

This email is for the public comments portion.

Resolution 2024-0462 approves increasing the annual compensation for the members of the Board of Fire Commissioners to \$15,000.

Just last year the Fire Commissioners raised their compensation from \$6,000 to \$10,000. Now they are again demanding a raise to \$15,000.

I remember when Mike D'Elia, a long-time Township Committeeman and Fire Commissioner, voted against increasing his own compensation from \$2,000 to \$4,000.

Now approving this 33% increase from \$10,000 to \$15,000 is absolutely insane. The Commissioners only fight with Larry Loigman at one meeting each month. They don't need a \$15,000 compensation.

Thank you.

Shaya Stern  
Pine Street resident

**From:** a  
**Subject:** [External] Public comment

Dear mayor and committee members

The traffic at night has become unbearable with construction and road closures it takes 40 minutes to get to the wedding halls, can the construction be postponed to later on at night

will the township resume in person meetings in 2025, like most towns are currently doing in New Jersey. a big part of Lakewood does not have internet access and seniors are not tech savvy in logging in to the meetings.

Thank you  
Avi Gordon

**From:** Shloimy Weiss  
**Subject:** [External] Public comments

Dear mayor and committee,

This email is for the public comments portion.

I have 3 questions regarding agenda items.

1) Resolution 2024-0448 is to solicit bids to provide a study of the Board Of Education's Non-Public Pupil Transportation Program.

The resolution states that the Township "wishes to provide for the aforementioned study and wishes to permit a vendor to supply said study."

Is there any requirement for the Township to do this study or is this just something "the Township wishes to do?"

2) Resolution 2024-0447 is for the \$173,500 purchase of a Caterpillar Backhoe Loader. Resolution 2024-0450 is for the \$131,680 purchase of two holding tank walls.

Are these items for Public Works? What are these items used for?

3) Last month you adopted Resolution 2024-0403 awarding a snow removal contract to Champion Contracting Services, C and J Property Management Services. This month you are adopting Resolution 2024-0451 adding ANS Property Management as an additional vendor for snow removal services.

On August 15, 2024 and September 12, 2024 you adopted resolutions rejecting bids from both of these vendors on the basis that the Public Works Director previously "determined that" C and J Property Management, and ANS Property Management do "not have sufficient equipment needed for the said service."

Did they suddenly acquire "sufficient equipment?"

Thanks!

Shloimy Weiss  
655 Princeton Avenue  
Lakewood, New Jersey 08701

**From:** Shmiel Feldman  
**Subject:** [External] Public portion comment

Hi Mayor and Committee

Last month I again asked you for an update to amend the Open Space Ordinance. You assured me you were sending my recommendations to the engineering department.

Can you give me an update?

The Township Open Space Ordinance (18-808) states:

Not less than 5% of land area of every residential major subdivision or residential site plan consisting of 25 or more units shall be preserved as common open space or shall be dedicated to active recreational or community facilities...

For any project consisting of less than or equal to 30 dwelling units, it is recognized as impractical that recreational facilities be constructed and the payment in-lieu-of-construction is encouraged. For any project over 30 dwelling units the above recreation standards shall apply.

Essentially, the Ordinance requires common open space for land use applications with more 25 units, however, there is an allowance for the developer to make a payment in-lieu-of-construction for land use applications with 30 or less units.

The issue is that certain developers have been exploiting this ordinance by, time and again, submitting piecemeal applications to the Planning Board for 24 units or less, just to get away from the Open Space requirement!

On Locust & Vermont, one developer has already submitted 5 such piecemeal applications, totalling approximately 120 families with zero common open space. The Planning Board even needed to twist his arm to finally provide a cul-de-sac bulb.

I think that these piecemeal applications highlight an opportunity for the Township to amend the Open Space Ordinance.

Firstly, the Ordinance provides that 5% of land area shall be preserved as "common open space or shall be dedicated to active recreational or community facilities." Some developers argue that this means they can leave open space but with no actual playground equipment. I think that this Ordinance should be amended to say that "5% of land area shall be preserved as common open space with active recreational or community facilities" - this will explicitly require playground equipment.

Secondly, I know that the DEP rules for the CAFRA-zone in Lakewood require a CAFRA application in "a development... that would result, either solely or in conjunction with a previous development, in a residential development having 75 or more dwelling units."

The key words being "either solely or in conjunction with a previous development."

Perhaps the Township can borrow this same term regarding our Open Space Ordinance, meaning that 5% of land space should be required for land use applications which will result "either solely or in conjunction with a previous development" with more than 25 units. This will hopefully stop developers from sneaking away from providing playgrounds by submitting so many piecemeal applications.

Finally, perhaps the allowance for the payment in-lieu-of-construction for land use applications with 30 or less units should be eliminated.

Our growing families require playgrounds. Developers should not be "encouraged" to make any payments in-lieu-of-construction.

You originally gave me enthusiasm regarding my suggestion.

What have you done since then??

Shmiel Feldman  
Lodz Lane

Mayor Coles noted that some of the suggestions had merit and were being reviewed.

## **COMMENTS FROM COMMITTEE MEMBERS –**

Committeeman Akerman had no comments.

Committeeman Lichtenstein had no comments.

Committeewoman Fuentes had no comments.

Deputy Mayor Miller thanked Mayor Coles for the great job he had done this year.

Mayor Coles stated he loved what he was doing and looked forward to next year. Mayor Coles wished everyone a Merry Christmas and a Happy Hannukah.

**CLOSED SESSION:** There was not a need for an executive session.

**ADJOURNMENT**

Motion by Committeeman Lichtenstein, second by Committeewoman Fuentes with all in favor to adjourn the meeting. Meeting adjourned at 6:32 PM.

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Lauren Kirkman, RMC, CMR  
Township Clerk

## LETTER FROM RC SHEA