

The Lakewood Township Committee held a Meeting on Thursday, April 30, 2015 in the Lakewood Municipal Building, at 5:00 PM for the Workshop/Executive Session, and 7:30 PM for the Public Meeting, with the following present:

Mayor.....Albert D. Akerman
Deputy Mayor.....Menashe P. Miller
Committee Members..... Raymond Coles
Michael J. D’Elia
Meir Lichtenstein
Municipal Manager..... Thomas Henshaw
Municipal Attorney..... Steven Secare, Esq.
Municipal Clerk..... Kathryn Cirulli

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 Asbury Park Press on January 8, 2015 and amended on April 23, 2015.

ROLL CALL

CLOSED SESSION
Resolution No. 2015-173 – Adopted.

ROLL CALL

SALUTE TO THE FLAG AND PRAYER

OPEN SESSION
Motion by Committeeman Coles, second by Committeeman Lichtenstein, and carried, to open the meeting.

MOTION TO APPROVE MINUTES OF: April 16, 2015
Motion by Deputy Mayor Miller, second by Committeeman D’Elia, and carried, to approve the above Minutes.

MOTION TO APPROVE WORKSHOP AND CLOSED SESSION MINUTES: April 16, 2015
Motion by Deputy Mayor Miller, second by Committeeman Lichtenstein, and carried, to approve the above Closed Session Minutes.

At this time, Mayor Akerman advised that since there were many residents present from Horizons at Woodlake Greens to speak on a single issue, he would allow all speakers to come forward and comment.

Mayor Akerman explained that the Committee Members have discussed this issue on numerous occasions. He had a conference call this date with Horizons’ attorneys, and they want to do whatever is within their power to help them. The Committee

understands the situation, and they hope to come to a resolution, and do whatever they can to support Horizons at Woodlake Greens.

George Leggett, 13 Bayhill Road – Commented on the tax lien issue in connection with Horizons at Woodlake Greens Clubhouse. He explained the details as follows. In 2004, Kara Homes started building their age-restricted senior community of 209 single family homes. Kara Homes went bankrupt in October 2006. In 2007, Glen Fishman, a well-known Lakewood businessman, bought their half-finished community at auction. Tonight he is speaking about an issue that began in 2007, after the sale took place. Then Lakewood Tax Assessor, Linda Solakian, assessed a twenty nine thousand dollar yearly tax on the clubhouse, pool and common grounds. No other age restricted senior community of single family homes in Lakewood, or any other like community in New Jersey that he can determine has had a separate tax placed on its clubhouse and pool. In age restricted communities, these facilities can only be utilized by the homeowners' association in that community. They have no value to anyone else, nor can they be utilized for any other purpose. The individual homeowners' lot and home property taxes are utilized by each town to cover the taxes on the entire community. This new tax started in 2007 and was imposed on the property until 2011. Mr. Fishman was in arrears for these taxes during that time frame. Instead of going after Mr. Fishman, Lakewood Township sold this tax lien at tax sale to Pro Capital who paid Lakewood Township for the taxes owed. The original tax bill along with additional taxes for 2012, 2013 and 2014 plus interest now total approximately \$267,000.00. Every additional day legal fees are accruing which has already cost their Association thousands of dollars. At no time during this entire process was the Board or their Association or any individual homeowner made aware of this tax. In his opinion, he believes this double taxation is totally unjustifiable, highly unethical, and morally wrong. Their Board learned about the foreclosure on February 12, 2015 through an e-mail from Pro Capital stating they were foreclosing on the clubhouse and pool. Horizons' Board stepped in and hired an Attorney to stop the foreclosure temporarily. The next Court date is May 11 in Toms River Superior Court. Lakewood Township has taken the stance that they can not, or will not, rescind this tax. The current Tax Assessor has stated publicly that he would not have imposed this tax if faced with a similar situation today. That is because towns across the state welcome senior communities because of the large amount of taxes collected with very little outlay from the Township for services rendered to these communities. And for the Township to take the stance that it is out of their hands, is particularly upsetting to a group who contributes a large amount to the Township and asks for, and receives little in return. Horizons at Woodlake Greens has had a difficult history, starting with the bankruptcy by Kara Homes. A number of early residents were held responsible for Kara's tax bills on their individual lots which were in arrears by several thousand dollars. Then the new owner, Glen Fishman, an unscrupulous businessman, well known in Lakewood, for his shoddy business practices has cost them additional monies by not taking care of his responsibilities regarding drainage issues, not repaying the Association for services that he was responsible for, and just recently, he was allowed to collect some monies from the Township for paving work that the Township allowed him to perform during very cold weather. This work is now literally falling apart, and will have to be redone before their community can be

completed. He asked why Glen Fishman is receiving preferential treatment from the Township while they are being threatened with a foreclosure on the facilities he still owns.

Peppy Spur, 2 Bayhill Road – Commented on the tax lien issue in connection with Horizons at Woodlake Greens. She stated that the Tax Department without notification to the other interested parties, the homeowners of Horizons at Woodlake Greens, sold a tax lien to a third party. She feels that a notice in a local paper does not constitute notification to interested parties. She feels that a certified letter should have been sent to both the management company and the HOA

Carol Dunbar - 75 Jumping Brook Drive – Commented on the tax lien issue in connection with Horizons at Woodlake Greens.

Beth McGloughan, 11 Eldorado Drive – Commented on the tax foreclosure issue in connection with Horizons at Woodlake Greens.

Cathy _____, 16 Eldorado Drive – Commented on the tax foreclosure issue in connection with Horizons at Woodlake Greens.

Mike McGloughan, 11 Eldorado Drive – Commented on the tax foreclosure issue in connection with Horizons at Woodlake Greens.

Mary Ann Dowd, 58 Bayhill Road – Commented on the tax foreclosure issue in connection with Horizons at Woodlake Greens. Asked if Glen Fishman or Maplewood Homes are actively building anywhere in Lakewood.

Mayor Akerman responded not to his knowledge, but he would look into it.

Ms. Dowd asked what is being done about the fraudulent manner in which their homes were sold to them, with the understanding that the clubhouse and pool would be part of their property. They could now be in a situation where they have no clubhouse and pool if they choose not to pay this debt. She asked if anything is being done in the Township to protect them from the way these homes were sold, under false pretense.

Mr. Secare responded not that he knows of. They had a very extensive conversation with the Attorneys for Horizons at Woodlake Greens. They did not discuss that issue. As far as he knows, nothing is being done about any fraudulent transactions.

Ms. Dowd also asked if the Township Assessor is prepared, if this lien is not paid, to devalue their assessments, as much as their homes will be devalued, to the tune of \$100,000 or \$200,000 per home, and if the Township is willing to take that hit, because no one will purchase these homes without a clubhouse and a pool.

Ed Seeger, Tax Assessor, explained that as far as the current assessment, both he and the Tax Attorney have advised Horizon's attorney to file an appeal this year on the

assessment to try to get that reduced. That hearing has not been held yet. He can not just go ahead and do it at this point. He will be talking to the County Tax Board about it, and they are hoping it can be brought down to a zero assessment, but that has not been decided yet. That has to go to the County first.

Ms. Dowd continued that one of the major concerns for the homeowners was the fact that not one of them, nor their HOA was notified of the fact that the pool and clubhouse areas were arbitrarily separated by Lakewood Township from all of the other lots in the development and slated for an additional tax burden. The residents of Horizons at Woodlake Greens ask that a formal request be read into the minutes of this meeting, and become a matter of public record, that on this date, April 30th, 2015, they are asking that their association be copied on any and all correspondence which the Township of Lakewood receives with regard to this matter. Whether it be from the State Attorney General's Office, the State Department of Community Affairs, or any of the state and local representatives, this request being necessary since they are victims who have been kept in the dark on this matter of ultimate and paramount concern to them. And finally, she would like to say on a personal note, she would like each and every member, whoever on the Township Committee who would like to comment on this, she would really appreciate it.

Committeeman Coles responded that he has been very involved with the situation since before Kara went bankrupt, with some of the issues they had with drainage, trying to get the clubhouse built and opened. They tried to step up every time they were asked, if there was a problem out there, when there was no one to plow their roads in the Winter, the Township Committee said they would do it. This past Winter when they did not know if Mr. Fishman would have people to do it, or if the roads would be done, the Township did it. The Township is doing everything within their power to get this resolved. He wishes it was as easy as snapping their fingers, and just wipe it out and do it. They can't. It is a state issue, it is the law. They are not allowed to just take this lien and pretend it did not happen. He is still trying to get his head wrapped around how everything came down the way it did. From what he understands, the reason they were not notified was because at the time the property was not in the Association's name, it was still under Mr. Fishman's name, and all those notices would go to him. That is why you were not noticed. They do not sit around and cherry pick what goes out for tax sale. When taxes are in arrears, is it almost an automated process. He does not think it is appropriate for the Township to cherry pick through lists and see....well do we want to put this one out for tax sale or not. They make every effort possible to get those taxes collected. The Township attorneys have been working with Horizon's attorneys trying to come up with some way to work this through, trying to figure out what they can do to help to make sure that clubhouse stays in Horizons' possession. Anything that the Township can do they are going to do. The Township attorneys are working very closely to come up with some solution. But again, it is not a matter of the Township saying let's do it. They are not allowed to. It is not like it is a regular business they are involved in. State government allows the Township to do certain things, and doesn't allow them to do other things, because these taxes belong to the taxpayers of

Lakewood, and it is not the Township's decision to just decide which ones they collect and which ones they don't.

Committeeman D'Elia responded that the first he heard about this was about two weeks ago, and he can honestly say, together with Committeeman Coles, this is a sad situation, and he will promise that whatever the Township can do, that they will do it. But first they have to get the professionals to get this squared away. Horizons wants to hear that the Township will pay it. But unfortunately, by law, the Township can not.

Ginny DeMeo, 50 Jumping Brook Drive - Commented on the tax lien issue in connection with Horizons at Woodlake Greens. She said she spoke with Committee Members and was advised that they only just recently were made aware of the issue. She has filed an OPRA request for certain documents including the publication of the tax sale list.

Mayor Akerman advised that the Clerk's Office will provide any documents that are available.

Ms. DeMeo continued that since the tax sale roster listed Horizons at Woodlake Greens, she does not know how the Township could sign off on a tax lien.

Mayor Akerman responded that what they typically get is a list of hundreds of properties.

Ms. DeMeo continued that they all say the name of the property, and the block and lot. She questioned the fact that no one saw a \$91,000 tax lien with Horizons name next to it, and questioned it.

Salvatore Alfieri, the Township Tax Attorney, responded that without knowing exactly what it said in 2011, he believes at the time, liens were sold not only on the clubhouse lot, but on other lots that were still owned by the developer. The Committee members do not look at every line item. They have no power to stop a tax sale. By statute, the Tax Collector, has to put all properties up for tax sale when there are delinquent taxes. No one, that he knows of, goes through each lien and determines, reviews the properties, sees what is on the property....it is just a block, lot and name. There is no way that they would independently be able to figure out.

Committeeman Coles stated he did not review a list like that.

Mr. Alfieri added that is not something that the Committee looks at. It is not something they review. It is a statutory function of the Tax Collector.

Ms. DeMeo asked if the Committee all voted to sell it.

Mr. Alfieri responded no.

Mayor Akerman added they do not vote on it. What they could see is made available by the Tax Collector, but they do not vote on what should go to tax sale and what should not go to tax sale. He suggested that Horizons go through the Minutes of the Committee meetings.

Mr. Secare added it is a legal requirement of the Tax Collector. She has no choice but to do that.

Ms. DeMeo asked if at some point time that would have had to be part of a Resolution.

Mr. Secare responded no.

Ms. DeMeo asked if anywhere, in any book upstairs, is there anything that relates to that tax sale.

Mr. Seeger responded....not that the Township Committee would sign off on. Tax Sales and lien sales are a function of the Collector's Office which is governed by New Jersey State Statute. When the lien sale occurs, it is all properties that have taxes that are due at that point. The Committee does not get a list to review, they do not say....we are selling this....we are not selling that....it is the function of the Tax Collector to collect the taxes, and when they are not collected, to have a lien sale. It does not go before the Committee to be signed off, there is no Resolution that says they hold a tax sale.

Ms. DeMeo confirmed that it is totally the responsibility of the Tax Collector to decide what goes into tax sale.

Mr. Seeger stated she does not decide. It is decided by New Jersey State Statute that says if there are unpaid taxes on this property, it needs to go to tax sale.

Ms. DeMeo asked if there is anything recorded upstairs that shows the property that is being sold.

Mr. Seeger stated there is a list, and that is the list they are trying to obtain from the newspaper. He spoke with the Collector about this. The Collector that is here today is not the Collector that was here in 2011. She could only pull out from the records what the prior Collector put into the records.

Mr. Secare suggested that if the residents want to have a private meeting with Mr. Seeger and the attorney for the taxes, they certainly can do that, if they have a lot more questions.

Jeff Nelson, 17 Forsgate Way – Commented on the tax lien issue in connection with Horizons at Woodlake Greens. Asked when things go up for tax sale, and when it reaches a certain amount, isn't there some exception reporting when you look at a lien against a home that exceeds \$50,000.

Mr. Alfieri and Mr. Seeger both responded no.

Mr. Seeger responded that he has seen tax sales that have lien amounts of \$300,000 on them as the principal amount. It has to do with the value of the property and for how long they have not been paying their taxes. There is no cut off point where anything is any different. He has seen liens sale that are for \$1.13. They get the same treatment as liens that have \$100,000 on them. It is a statutory function of the Collector to collect unpaid taxes through a lien sale, regardless of the amount.

Mr. Nelson asked if the Collector looks that those individual properties to see if anyone has responded before it goes for sale.

Mr. Seeger responded that they send out their delinquency notices as part of the process, and additionally he believes they send out notices of the pending tax sale to the address that is on file in their office.

Owen _____, 75 Forsgate Way – Commented on the tax lien issue in connection with Horizons at Woodlake Greens. Asked where the tax bills were sent, since Kara went bankrupt back in 2007. The bills were being sent to an empty office. They do not know if the bills ever came back or not, so they do not know if anyone saw them, or if Mr. Fishman ever got the tax bills, or were they still going to Kara.

Mr. Seeger advised that the address that he still has on record today is the one that has been there since it was established in 2004, and unfortunately, he can not change this, even tonight. He can not change this without an authorization from the owner to do so, or through a Deed that is filed. So even when it went through the bankruptcy, there was no change of address or ownership information that ever came into his office. The tax bills are going to the address on file and he does not know if that office is occupied or not today.

Bob Panerella, 51 Forsgate Way – Commented on the tax lien issue in connection with Horizons at Woodlake Greens. Asked if anyone answered the question yet as to why is it that their clubhouse and pool area are being subjected to taxes when other retirement communities are not being taxed, or minimally taxed?

Mr. Alfieri responded that what happened is that the prior Tax Assessor's policy at the time was that she assessed the clubhouse building until it was turned over from the developer to the association. That policy has been changed by the current Assessor, and he does not assess these areas any longer, but the problem is that there are several line items in town, and there was no way that this Assessor would know to specifically look for this unit to determine if it was taxed until the Deed was recorded. Once the Deed was recorded, that would have triggered his review and he would have taken it off the tax rolls. That is how it happened. Now it is going to be fixed for 2015, but they can not undue what has been done other than they are going to attempt to find a way to do it.

Mario Arsay, 44 Jumping Brook Drive – Commented on the tax lien issue in connection with Horizons at Woodlake Greens. Asked if Horizons at Woodlake Greens is one community, or is it separated by different tax laws.

Mayor Akerman responded he believes it is one community.

Mr. Arsay asked then why did someone set apart the taxes on the clubhouse and the pool outside from the rest of the community.

Mr. Alfieri responded that is not what is happening. They had a long discussion with Horizon's attorneys today about legal options which they can not get into tonight. Every lot in that community is separately assessed, even the clubhouse is a separate lot. There is a difference between the tax and the assessment. There is a separate lot for every structure including the clubhouse. So the community is not separated, but every lot is separate. So they all would be taxed or assessed some dollar amount.

Mr. Arsay stated he believes that the clubhouse was covered by the individual homeowners tax assessment. It should never have been taxed from the beginning.

Mr. Alfieri continued that in a condominium, then each homeowner owns a percentage of the common elements, but in a Homeowners Association, such as this, that is not true. You each own your lots in fee, and then the Association lot is owned separately by the Association.

Art Rose, 6 Eldorado Drive – Commented on the tax lien issue in connection with Horizons at Woodlake Greens. Asked when Kara turned the title over to the developer, how come the Township did not know the title was turned over to the Developer.

Mr. Alfieri responded there was no Deed recorded that they know of. What happens is when a Deed is recorded, the County Clerk sends a copy of the Deed to the Assessor and then the Assessor can change the tax rolls. There has been no change in title as far as they know. It has remained in the name of the same entity.

Committeeman Coles asked Mr. Alfieri if it was the bankruptcy attorneys' responsibility to notify everyone of any changes.

Mr. Alfieri answered that it could have happened that a bankruptcy attorney or even Mr. Fishman's attorney could have advised the town that he has taken over this project, and now owns the association property, and then perhaps he could have filled out a form to change the billing records.

Mayor Akerman thanked everyone for coming and how respectful they have been considering the gravity of the situation. Considering the situation, he appreciates their level of professionalism in addressing the Committee. Someone had commented that the Township should just pay it. It is his understanding that the Township is not allowed

to just pay it. They are a local government, two steps under the State, and they have to follow State law.

_____ Lombardi, 7 Bayhill Road – Commented regarding the tax lien issue in connection with Horizons at Woodlake Greens.

Mr. Seeger stated he has worked in several other towns prior to coming to Lakewood and when he started in the Assessor's Office in Little Egg Harbor, at that time, there was a similar development being built. The clubhouse was assessed, and then once it was turned over to the Association, that assessment was dropped to zero. That has not happened here, unfortunately. Taxes were levied on this prior to Mr. Fishman owning it, minimal taxes, whatever the rates were at that time. Kara Homes was paying those taxes. Unfortunately, the follow-up developer did not. Community Centers can be assessed, and it is up to however the individual Assessor chooses to handle them at the time, in the town they are in, as to whether they are going to start out at a zero assessment, charge them at an assessment for \$100 for land and \$100 for improvement, or if they are going to charge them a market value for that property. Unfortunately there is no state law that says you must do it this way. Until it is turned over to the homeowners' association it can be handled one of three different ways, and the prior Assessor chose to handle it the way she did. Mr. Seeger invited the residents to come and meet with him to further discuss their questions on this issue.

Bob Churnin, 49 Jumping Brook Drive – Commented regarding the tax lien issue in connection with Horizons at Woodlake Greens.

William DeGraw, 8 Eldorado Drive – Commented regarding the tax lien issue in connection with Horizons at Woodlake Greens.

_____, 16 Eldorado Drive – Commented regarding the tax lien issue in connection with Horizons at Woodlake Greens. Asked if the Township Committee could make assurances that the clubhouse will not be sold or used for anything but for the people in their community.

Mayor Akerman responded that they met with their attorneys, and they said that the Committee can clearly say that the property can only be utilized as a clubhouse, by Planning Board Resolution. And they will not allow anyone to change the zoning on that property, on the Committee level, and they will alert both the Planning Board and Zoning Board to be very careful to make sure that if anything comes from Horizons they should check to make sure it is not that lot, and it does not get used for anything else, other than what it was meant to be, a clubhouse for Horizons.

Mr. Alfieri added that the purpose of the telephone call conversation with Horizon's attorneys was to make sure they were all on the same page when they approach Pro Capital. They also volunteered to be brought into this lawsuit so that they can work with Horizons' attorneys to do what the Township can to get rid of the Pro Capital lien in some fashion. But it is very preliminary. Again, the Township has just gotten involved

as well. You have to give the Township a little time to sort through this. Even Horizons' attorneys just found out within the past six or eight weeks. So it is not as if this is a long standing issue.

Mayor Akerman stated that no one on the Committee will support any rezoning of that property or any use of that property other than a clubhouse for Horizons. They will be reaching out to the Planning and Zoning Boards to be very careful.

Committeeman Lichtenstein stated that the Mayor and Committee and professionals have spoken. His in-laws just purchased a home in an adult community in Lakewood. He is sure he would not make it to the dinner table if he tried to double or triple tax their clubhouse. Sometimes what is lost, and what is happening here, are answers to questions. It almost seems that the Township is defending the answers. He has to say, and from his conversation with Committee members and professionals, their commitment is for Horizons' not to be hurt. Whether they will be able to deliver or not, he does not know the answer to that fully. But he knows that it is his commitment, in his heart, and he believes he speaks for everyone on the Committee, and he believes that they have transmitted that to the professionals. They do not think what happened to Horizons is fair to them. What the Committee and the professionals can legally do is to continue to work toward the same goal to make sure that the wrong that was done to them is righted.

Deputy Mayor Miller echoed the sentiments of his colleagues on the Committee. Horizons was wronged. They absolutely see that, and see what went on. The professionals are present tonight. They were asked to be present this evening to explore what can be done. This entire Committee has been on top of the professionals to follow it through to see what can be done.

Mayor Akerman stated they got the message very clearly. The Assessor assessed the property a few years ago. Unfortunately, by state law they can not just give the money back, and it is not their money, but it is the Township's money. But they realize that every taxpayer in Lakewood would approve of them giving the money back to them. They will continue to work with Horizons and figure out a way to somehow get their money back. The board members have met with the Committee and the Committee is one hundred percent committed. And if there is a way, then they will find a way that Horizons will not have to spend the money. He thanked everyone for coming.

At this time, Mayor Akerman advised they would take a three minute break.

Motion by Committeeman Coles, second by Deputy Mayor Miller, and carried, to reopen the meeting.

Comments from the public will be heard for a limit of one (1) hour. Each speaker will have four (4) minutes and shall be limited to one time at the podium.

Mayor Akerman opened the meeting to the public.

David Drukaroff, 1433 Laurelwood Avenue – Commented on recent events in the news.

Alice Kelsey, 295B Malvern Court – Advised she has three concerns: the clearcutting of trees, and requests that the Committee pass a Resolution in opposition to the clearcutting of Lakewood; the foreign military weapons that came into Lakewood and were donated to the police; and asked what is the status of the money that is to be paid to Leisure Village.

Mr. Secare responded that he spoke to their attorney. He called him early the next day after the last meeting. Their Attorney did not get back to him until late in the day and in the meantime Mr. Secare advised that he wrote a letter to him asking him for the status. When he spoke to him, the Attorney said blame on him so he can put some pressure on the Manager; it is his fault and that of the Manager. Mr. Secare suggested that they go back to their attorney and the Manager, to get this legal thing going.

Mrs. Kelsey stated she believes it is not a lawyer problem. It has already been decided legally that the money is owed to them, and the question is just how much. They should not be paid pennies on the dollar. They should be getting every single cent that is owed because they do need new roads.

Joseph Goldberg, 20 Taylor Street – Read a letter to the Committee with regard to the residents' request for road repair and installation of curbs and sidewalks at the intersection of Adams Street and Van Buren Avenue.

Noreen Gill, 192 Coventry Drive – Commented on the tax lien issue with regard to Horizons at Woodlake Greens. Also complained about people walking in the street on County Line Road when they should be walking on the sidewalks; also complained about the hitchhiking.

Shimshee Labowsky, 209 Jamescrest Court – Commented on his store, FoodEx, and the problem of cars parking along the railroad track.

Deputy Mayor Miller asked if there would be an issue if the Committee makes that area a No Parking area.

Mr. Labowsky answered he is in agreement. There is no reason for people to park there.

Mr. Secare advised this matter will have to be sent to the Police Department, Traffic & Safety, for review and recommendation. Because if an Ordinance needs to be drafted, he would need a metes and bounds description as to where the No Parking area would be created and signs would be installed.

Shlomo Rudnicki, 208 Hadassah Lane – Also requested that signs be printed saying Township Parking Lot in downtown Lakewood. He has a store, and there is a parking

lot between his store and the OHI building which is a municipal parking lot. The parking lot is controlled by the OHI building which is the medical building, who do a great service. But they put out cones so that no one else can park there. It is an ongoing issue. The Police Department has sent officers telling them to move the cones, as they will be fined. But they still continue to place the cones in the parking lot, blocking anyone else from parking there.

Committeeman Coles suggested that rather than telling them to move the cones that they confiscate the cones.

Committeeman Lichtenstein asked Engineering when the Third and Monmouth Lot will be completed; when the County will complete the project.

Mr. Staiger responded that he thought it was temporary pavement; it did not look like top paving. He can reach out to the County to find out when it will be finished.

Committeeman Lichtenstein further stated there is no excuse for OHI taking over the parking lot next to his store. The Committee is all in agreement that it should not be happening, and they will ask the Police Department to advise them that they can not do that. He also requested that the Municipal Parking Lot sign be installed at this site.

Mayor Akerman added that they will let the Police Department know that if they see cones, they should be removed from the property.

Seeing no one else wishing to be heard, Mayor Akerman closed the meeting to the public.

PRESENTATIONS

Discussion of Certificate of Determination and Award

ORDINANCES FOR DISCUSSION - None

QUALITY OF LIFE

Quality of Life items from the previous meeting were reviewed as follows:

Committeeman Lichtenstein advised that Traffic & Safety reviewed the request for the four-way stop at Kennedy Boulevard and Somerset Avenue. They still advise it is not feasible. So they have been requested to re-review the request and see what happens.

As to the request for a four-way stop sign at Squankum and Princeton, it is his understanding that the Police department looked at that and the Chief advised there have been very few accidents since those stop signs were installed. They see no need to upgrade that.

As to the request for the County clean-up detail, Committeeman Lichtenstein advised that the Chief responded he would try to accommodate this request.

Committeeman Lichtenstein asked Mr. Burdge if he reviewed the request for trash collection and the neighborhood clean-up days.

Mr. Burdge responded he reviewed the request, and funding is available, but he has not met with anyone to organize anything.

Committeeman Lichtenstein advised he would send someone to Public Works to help organize this.

As to the request by Committeeman D'Elia for a four-way stop at Second Street and Monmouth, the Committee discussed this matter this evening.

As to the request for yellow curb lines at Warren Avenue and Emmanuel, Mr. Burdge advised that they moved the Stop Sign and turned the matter over to Traffic & Safety to see what they wanted to do. They are awaiting a response. Mr. Arcchi is following up on this issue.

Committeeman Lichtenstein advised that at the intersection of Center Street and Cedarbridge Avenue, the owners of the shopping center on the left have requested that the Committee permit some parking along Center Street, as traditionally there has been no parking on Center Street. Sometimes they do not have enough parking in the lot, especially during the holiday seasons. He asked that the Chief request that Traffic & Safety look at that street to see if they can provide any additional parking, at that shopping center going south from Cedarbridge.

At this time, the professionals left the meeting.

Mayor Akerman offered a Resolution from the floor, that the Committee explore leaving the current insurance carrier, and explore other carriers. They have a Resolution written up and it should be submitted for the record, and his Motion should be reflect that. A second to the Motion was offered by Committeeman Coles.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D'Elia, Deputy Mayor Miller, and Mayor Akerman.

Resolution No. 2015-181 – Adopted.

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.

1. **Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey, Authorizing Emergency Temporary Appropriations for the Period Between the Beginning of the Current Fiscal Year and the Date of the Adoption of the 2015 Budget.
Resolution No. 2015-174**
2. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing a Performance Guarantee Posted by Sydney Krupnick and Edwin Schuster in Connection with SD #1583, Fourteenth Street Subdivision, Block 24, Lots 12, 21, 24 and 30
Resolution No. 2015-175**
3. **Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey, Releasing a Maintenance Guarantee Posted by Regency Development Properties, LLC, in Connection with SP #1979, Bnos Melech of Lakewood, Block 364, Lot 1
Resolution No. 2015-176**
4. **Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey, Appointing A Class Four Member to The Lakewood Township Planning Board
Resolution No. 2015-177**
5. **Resolution of the Township of Lakewood, County of Ocean, and State of New Jersey, Authorizing the Tax Collector to Prepare and Mail Estimated Tax Bills in Accordance With P.L. 1994, C.72.
Resolution No. 2015-178**
6. **Resolution of the Township of Lakewood, County of Ocean, State of New Jersey, Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use on an OnLine Auction Website.
Resolution No. 2015-179**
7. **Resolution of the Township of Lakewood Amending a Pilot Agreement for an Affordable Housing Project Known as Chambers Crescent, LLC.
Resolution No. 2015-180**

Motion by Committeeman D'Elia, second by Deputy Mayor Miller, to approve Resolution Nos. 1 through 7 on the Consent Agenda.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D'Elia, Deputy Mayor Miller and Mayor Akerman.

Resolution Nos. 2015-174 through 2015-180 – Adopted.

M) ORDINANCES SECOND READING

Bond Ordinance Amending in Part Bond Ordinance No. 2008-42 Adopted September 11, 2008, Providing for Various Capital Improvements and Other Related Expenses, and Appropriating \$2,480,133 Therefor and Authorizing the Issuance of \$2,362,031 Bonds and Notes to Finance a Portion of the Costs Thereof, in Order to Amend the Purpose, Authorized in and by the Township of Lakewood, In the County of Ocean, State of New Jersey.

Read by title only for second reading.

Mayor Akerman opened the meeting to the public. Seeing no one wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Committeeman Coles, second by Committeeman D'Elia.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D'Elia, and Mayor Akerman.

Not present for the vote: Deputy Mayor Miller

Ordinance No. 2015-26 adopted on second reading.

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, Authorizing the Purchase of an Easement in Block 190.04, Lots 8, 10 and 35 for the Construction of Sidewalks Along Ridge Avenue in the Township of Lakewood.

Read by title only for second reading.

Mayor Akerman opened the meeting to the public.

Noreen Gill – Commented on residents walking in the streets.

Seeing no one else wishing to be heard, the hearing on this Ordinance was closed to the public.

The above Ordinance was offered by Committeeman D'Elia, second by Committeeman Lichtenstein.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D'Elia, and Mayor Akerman.

Not present for the vote: Deputy Mayor Miller

Ordinance No. 2015-27 adopted on second reading.

ORDINANCES FIRST READING - Second Reading on May 21, 2015

An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter II Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Article V (Department Of Finance), Section 2-12 (Department Of Finance).

Read by title only for first reading.

The above Ordinance was offered by Committeeman Coles, second by Committeeman D'Elia.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman
Ordinance No. 2015-28 adopted on first reading. Second reading and public hearing to be held on May 21, 2015.

An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI (Traffic) of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-26 (Bus Stop).

Read by title only for first reading.

The above Ordinance was offered by Committeeman Coles, second by Deputy Mayor Miller.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

Ordinance No. 2015-29 adopted on first reading. Second reading and public hearing to be held on May 21, 2015.

An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XVIII of The Revised General Ordinances Of The Township Of Lakewood, Specifically Article IX (Zoning Districts and Regulations), Section 18-902 B (Residential R-40).

Read by title only for first reading.

The above Ordinance was offered by Committeeman Coles, second by Deputy Mayor Miller.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

Ordinance No. 2015-30 adopted on first reading. Second reading and public hearing to be held on May 21, 2015.

An Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey Authorizing The Settlement Of The Claim Of Kenneth Garzo To Ownership Of Certain Township Owned Real Property Located In The Township Of Lakewood By The Exchange Of Certain Lands Within The Township Of Lakewood, In Particular, Authorizing The Township Of Lakewood To Acquire All Of The Interests of Kenneth Garzo To The Township Properties And Authorizing The Township Of Lakewood To Convey Block 1101 Lot 1, Block 1102 Lot 1, Block 1105 Lot 1 And Block 1106 Lot 1, As Part Of An Exchange Of Lands Pursuant To N.J.S.A. 40A:12-16.

Read by title only for first reading.

The above Ordinance was offered by Deputy Mayor Miller, second by Committeeman Lichtenstein.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Akerman.

Ordinance No. 2015-31 adopted on first reading. Second reading and public hearing to be held on May 21, 2015.

CORRESPONDENCE

Per list of two (2) correspondence items, attached hereto and made a part hereof.

Per schedule of forty (40) parks/events requests, attached hereto and made a part hereof.

Motion by Committeeman Lichtenstein, second by Deputy Mayor Miller, and carried, to approve the above correspondence items, with the additional approval for a carnival at East Ninth Street and Lawrence Avenue next week. And there has been a request to close Kennedy Boulevard between Cedarwood and Heathwood for a celebration, Wednesday, May 6th, from 9 PM to 11 PM. The Chief is reviewing this, but if he gives the approval that it can be done, they will miss it if they have to wait for the Committee Meeting.

MOTION TO APPROVE BILL LIST OF: April 29, 2015

Motion by Committeeman Coles, second by Committeeman D'Elia.

On Roll Call – Affirmative: Committeeman Coles, Committeeman Lichtenstein, Committeeman D'Elia, Deputy Mayor Miller and Mayor Akerman.

Bill List approved.

COMMENTS FROM COMMITTEE MEMBERS

Deputy Mayor Miller advised that he briefly spoke with Mr. Staiger regarding a letter from Rabbi Notis with regard to possibly putting a clubhouse near the area where there is a property where there is a retention basin in the Liberty Drive area. He has not yet received correspondence from the Homeowners Association engineer, but once that comes in, he will move that forward.

Committeeman D'Elia commented with regard to the hitchhikers on Sunset Road.

ADJOURNMENT

Motion by Committeeman Lichtenstein, second by Committeeman D'Elia, to adjourn the meeting. Meeting adjourned at 9:24 PM.