

The Lakewood Township Committee held a Meeting on Thursday, November 17, 2011 in the Lakewood Municipal Building at 6:30 PM for the Executive Session, and 7:30 PM for the Public Meeting, with the following present:

Mayor..... Menashe Miller
Deputy Mayor..... Steven Langert
Committee Members..... Albert D. Akerman
Raymond Coles
Meir Lichtenstein
Municipal Manager..... Michael Muscillo
Deputy Municipal Manager..... Steven Reinman
Municipal Attorney..... Jan L. Wouters, Esq.
Municipal Clerk..... Mary Ann Del Mastro

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, by Resolution of the Township Committee adopted January 7, 2011 and published in the Asbury Park Press on January 10, 2011.

ROLL CALL

CLOSED SESSION

Resolution No. 2011-317 - 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: 10/27/11

Motion by Committeeman Coles, second by Committeeman Lichtenstein, and carried, to approve the above Minutes.

MOTION TO APPROVE CLOSED SESSION MINUTES: 10/27/11

Motion by Committeeman Coles, second by Committeeman Lichtenstein, and carried, to approve the above Closed Session Minutes.

PRESENTATIONS

Steven Marino – Employee of the Month

Mayor Miller and Committeeman Coles presented Steven Marino with the Employee of the Month Proclamation for the month of December, 2011.

Mike Mimosa – Acting Director of Kimball Medical Center

Offered a brief overview and update on programs available at Kimball Medical Center. They are focusing on the growth and expansion of services at the hospital, and their relationship and partnership with Monmouth Medical Center, another affiliate of the St. Barnabas Health Care System.

ORDINANCES FOR DISCUSSION – None

Mayor Miller announced that with the changing of the clock, and as it gets dark earlier now, the Township has just picked up a new supply of reflector belts from Ocean County. Anyone who wishes to obtain a free belt can contact the Mayor's Office.

Mayor Miller also commented on the many street light outages in town. He proposed that on November 27th, he asked for volunteers to meet him in the auditorium at the Municipal Building, to canvas the town for street light outages. The volunteers will be provided with a map of the town, so that all areas of the town can be canvassed. These outages will then be reported to JCPL for immediate repair. Also a telephone extension will be set up in the Municipal Building, at 732-364-2500, POLE, for any member of the public to report a street light outage.

Committeeman Lichtenstein suggested that they pass this information on to Chief Lawson, and request that the police supervisors on shift on the evening of November 27th be made aware of this canvas. He also suggested that JCPL be requested to send a crew or a road supervisor to provide information to the volunteers so that all pertinent information is forwarded to JCPL.

QUALITY OF LIFE

Mayor Miller reviewed quality of life items from the previous meeting.

With regard to the request for turning lanes to be painted at various intersections, Mr. Burdge responded that they have been working with the Engineering Department on this matter. As soon as the weather improves, they will paint the intersections. At the intersection of Williams and James Streets, they are awaiting a response from the County.

Mr. Staiger added that as to the intersections that intersect County roads, the County has requested a formal request, which would be a letter with attached sketch indicating what is proposed. He will forward that information the County to obtain their approval, and then the Township can paint the lanes.

With regard to the status of sidewalk work at the corner of South Lake Drive and Hope Road, Mr. Staiger responded that he spoke with the County representative, and the sidewalk work has been completed at that site.

With regard to the request for cost information to put Vine Street in, from Pine Street to Cedarbridge Avenue, Mr. Staiger advised that Mr. Kielt contacted Paul Calabrese, and he does not have that cost estimate. They could only provide a rough idea.

Mayor Miller asked the Committee to seriously consider bonding the construction and completion of Vine Street between Pine Street and Cedarbridge Avenue. He feels it is important at this time, with all the building and construction on the south end of the town, they need to enhance the infrastructure in that area.

Quality of Life Comments from Committee Members

Mr. Akerman advised that at Monmouth and Lexington Avenues and Fourth Street, he has received a complaint from a resident that the road is in disrepair. He asked Mr. Burdge to check into it.

Mr. Akerman also advised he received a complaint regarding County Line Road, near the Brook Hill development. He asked that Mr. Staiger contact the County regarding the road conditions.

Committeeman Lichtenstein suggested that the Committee consider bonding the Vine Street construction; traffic signals at various locations in town; sidewalks in various locations; and the upgrade of street lights. As the town grows, they need to keep up with the infrastructure. And as construction continues, new roadways are also being built, and they need to be able to move the pedestrians around as well. Sidewalks, traffic lights, and street lights will help pedestrian and vehicular traffic in various areas of town. He suggested that each of the Committee members put together a "wish list", as well as the Engineer, Police Chief, Department of Public Works and Inspection Department, and submit their lists to the Mayor. It is understood that they will not be able to do everything, but they can assemble a master list of items that are needed, to be narrowed down to something that can be bonded.

Mayor Miller agreed, and each Committee member knows of certain areas in town that need to be upgraded.

Committeeman Lichtenstein suggested that this information be submitted to Mayor Miller by December 15, 2011.

Committeeman Lichtenstein further advised that they had made previous requests regarding the traffic signals at Hurley Avenue and Cedarbridge Avenue and the Route

9/Hurley Avenue/ Central Avenue intersection, and County Line Road and Route 9, and Kennedy Boulevard and Route 9, as to signaling these intersections correctly, and putting turning lanes on County Line Road. It was his understanding that each time the County was asked about this, they had said they would need to come back for another study.

Mr. Staiger explained that these intersections are governed by different agencies, either the County or State. It would be under their jurisdiction to make changes at these intersections. He would convey the Township's concerns to the contact persons at the appropriate agencies.

Committeeman Lichtenstein asked for an update at the next meeting, regarding the subject intersections, as well as others that have been discussed at past Committee meetings.

Committeeman Lichtenstein also spoke on the subject of increasing the efficiency of snow plowing. Under the direction of Mayor Miller, and the involvement of the entire Committee, he has met with various agencies in town to discuss what they could do with regard to this matter. They will have a follow-up meeting, to include how to reach out to the media outlets, as well as the utilization of volunteers, in the future. But what they have done now is they have asked the Department of Public Works to put together bid specifications, to put out requests during emergencies to get equipment and operators, and to have certified operators to operate Township equipment. He checked with the Township insurance agency, as well as the Union, so that the Union understands what they are doing. They are not looking to usurp any jobs. But last year, at any given time, they had equipment idling because the operators needed to have a break and sleep after working thirty-six to forty-eight hours straight. They would need qualified people, and there would have to be strict regulations especially when using Township equipment, to make sure that the Township equipment does not get damaged, and that the Township is covered. They also spoke about some of the private developments. Some of these developments have contacted the town about the town either going in to do the plowing, or the town reimbursing them for having private contractors go in and plow, as the town has done in the past. He hopes it does not snow, but in case it does, they need to be more prepared than they were last year.

Mayor Miller appointed Committeeman Lichtenstein as the Liaison from the Township Committee to handle all aspects of this proposal.

Committeeman Lichtenstein added that he has been working with Mr. Reinman on this matter, as well as the media contact for the website. Hopefully soon they will be able to publicize a way for residents to sign up on the website, and be able to receive the emergency alerts as to when snow plows will be coming through the various neighborhoods.

Mayor Miller asked Committeeman Lichtenstein to update the Committee at the next meeting in December.

Mayor Miller asked Mr. Burdge to put a crosswalk at the corner of Pine Street and Warren Avenue, at the entrance to Pine River.

Mayor Miller further advised that at the last meeting, he discussed the possibility of putting up a temporary traffic light at MLK and Pine Street. He asked Mr. Staiger for an update.

Mr. Staiger responded that he did get in touch with two companies with regard to renting the equipment. It would require three different pieces of equipment to be rented, over the period of a month. That monthly cost would be approximately \$9,000.00.

Mayor Miller requested they move ahead in getting this done. The reason they are doing this temporarily is because there are many entrances to other developments in this area. Instead of putting up a traffic light, and then realizing people are having trouble getting out, and the traffic is backing up, he would like to do this in a temporary fashion so they can see the problems before they do a permanent solution. He would like to see this up and running, and get this temporary traffic light put into place so they can monitor it to see how well it is working out.

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 Miller opened the meeting to the public.

Gerry Ballwanz, Governors Road – Stated that on County Line Road, near Squankum Road, across from the WaWa, there was a house that was demolished. Construction started to occur over a month ago. Then there was rain, and there was a puddle that remained after the rain stopped. She noticed that the puddle had been covered up by topsoil. And then today when it rained, the puddle reappeared. She asked if there is a high water table there, and if this site is buildable.

Mayor Miller advised that someone will look into it.

Heath Gertner, 141 Devon Court – Commented on the last election, and the support for parks and recreation. He offered his time to any committee that proactively acts seeks to develop sites for any worthwhile endeavor for the youth of Lakewood.

David Drukaroff, 1433 Laurelwood Avenue – Commented on the subjects of the Employee of the Month, construction permits, and the Ordinance on the Agenda regarding Steckler Street.

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

At this time, the professionals left the meeting.

Committeeman Akerman publicly thanked Mr. Burdge for taking care of a Township emergency after hours.

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 Approving a Leave of Absence, without pay, for Jerilee Herrera, from December 14, 2011 to January 2, 2012.
Resolution No. 2011-318**

- 2. Resolution Releasing a Performance Guarantee posted by Nathan Grunhut (Myrtle Place), for Block 12.08, Lot 4, in the amount of \$10,670.00.
Resolution No. 2011-319**

- 3. Resolution Authorizing Appropriation transfers in the 2011 Municipal Budget, in the amount of \$249,000.00.
Resolution No. 2011-320**

- 4. Resolution Approving the use of Zone Assistance Funds, for the Lakewood First Aid and Emergency Squad Vehicle Grant, in the amount of \$20,000.00. (LDC – Emergency Squad)
The above Resolution was removed from the Consent Agenda.**

- 5. Resolution Awarding a contract to US Municipal Supply Inc., for the purchase of one Municipal/Park Tractor and attachments pursuant to and in accordance with N.J.S.A. 40A:11-1 et. seq.
Resolution No. 2011-321**

- 6. Resolution to Accept a Subgrant Award of the Federal Fiscal Year 2011 of Department of Homeland Security Emergency Management Performance Grant Program Funding and for the Township Chief Financial Officer to amend the budget and certify the availability of funds.
Resolution No. 2011-322**

- 7. Resolution Authorizing the award of a Professional Services Contract to Remington, Vernick & Vena Engineers, Inc., for Traffic Circulation Study in Downtown Area, in an amount not to exceed \$19,460.00.
Resolution No. 2011-323**
- 8. Resolution Authorizing a State Contract purchase of two-2012 Chevrolet Tahoe PPV with Emergency Equipment, in an amount not to exceed \$65,327.38.
Resolution No. 2011-324**
- 9. Resolution Authorizing the Advertisement for and Solicitation of Proposals for Township Attorney, Township Planner, Township Engineer, Township Auditor, Real Estate Appraisal Services, Municipal Prosecutor, Special Counsel – Tax Appeals/Exemptions, Bond Counsel, Special Counsel, and Labor Counsel.
Resolution No. 2011-325**
- 10. Resolution Accepting a bid on Block 5, Lot 2, as a result of the Private Land Sale, in the Township of Lakewood, County of Ocean, State of New Jersey, pursuant to N.J.S.A. 49A:12-1 et. seq.
Resolution No. 2011-326**

Motion by Committeeman Coles, second by Committeeman Akerman, to approve Resolution Nos. 1 through 3, and 5 through 10 on the Consent Agenda.

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

Resolution Nos. 2011-318 through 2011-326 – Adopted.

Resolution No. 4 that was removed from the Consent Agenda was discussed and acted upon as follows:

- 4. Resolution Approving the use of Zone Assistance Funds, for the Lakewood First Aid and Emergency Squad Vehicle Grant, in the amount of \$20,000.00. (LDC – Emergency Squad)**

Motion by Committeeman Coles, second by Committeeman Lichtenstein.

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

Resolution No. 2011-327 – Adopted.

ORDINANCE SECOND READING

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, authorizing the exchange of certain lands within the Township of Lakewood, in particular, the Township to acquire Block 1007, Lot 3, and to convey Block 443, Lot 4, as part of an exchange of lands pursuant to N.J.S.A. 40A:12-16

Read by title only for second reading.

Mayor Miller opened the meeting to the public.

Gerry Ballwanz, Governors Road – She believes there is a discrepancy in the Ordinance. It says the Township lot is undersized, and she disagrees. She stated there are other inaccuracies in the Ordinance that are used as justifications for the transfer of this land.

Mr. Wouters responded that he has no comment, and the Ordinance is fine as it stands.

Mrs. Ballwanz continued that she read the appraisal and has some concerns. She stated there were some inconsistencies in the report regarding permitted uses. She was confused by the various inaccuracies in the appraisals.

Mr. Wouters responded there is no confusion. The Tax Assessor has reviewed the appraisals and has agreed with the appraisals. There may be some discrepancies that Mrs. Ballwanz does not understand, but the Tax Assessor, per the statute, has reviewed and approved the appraisals, and is satisfied with the appraisals and the numbers; the Township is satisfied with the numbers, and the applicant is satisfied with the numbers. He would be happy to arrange a meeting between Mrs. Ballwanz and the appraiser to discuss her concerns.

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 Lichtenstein, second by Deputy Mayor Langert, for discussion.

Committeeman Lichtenstein stated that they went through this and felt that the Township is justly compensated for this transfer. He was not able to follow Mrs. Ballwanz' comments, but he wanted to ask the Attorney if he felt comfortable that the Committee's vote will follow through on the spirit of their intentions.

Mr. Wouters responded yes, and that is why as part of the process the appraisals are reviewed by the Lakewood Township Tax Assessor who is also familiar independently with the values of the properties, and has looked at both at both parcels, and is satisfied with the values placed on the parcels, and is satisfied with the transaction that is proposed. Under the statute, without the consent of the Tax Assessor, the Committee would be unable to proceed.

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

Ordinance No. 2011-53 adopted on second reading.

ORDINANCE FIRST READING (Second reading and Public Hearing 12/01/11)

An Ordinance of the Township of Lakewood, County of Ocean, State of New Jersey, Releasing, Extinguishing and Vacating the Rights of the Public of a Portion of a Paper Street known as Steckler Street and Un-named Street, in the Township of Lakewood.

Read by title only for first reading.

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

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

Ordinance No. 2011-54 adopted on first reading. Second reading and public hearing to be held on December 1, 2011.

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 910 E. County Line Rd., for facilities located at Block 208, Lot 2.01, and authorizing the Mayor and Township Clerk to execute any and all documents necessary and proper to enter into a Tax Abatement Agreement.

Read by title only for first reading.

The above Ordinance was offered by Committeeman Coles, second by Committeeman Lichtenstein.

Mayor Miller confirmed that the applicant will be present for second reading of the Ordinance.

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

Ordinance No. 2011-55 adopted on first reading. Second reading and public hearing to be held on December 1, 2011.

CORRESPONDENCE - None

MOTION TO APPROVE BILL LISTS OF: 11/8/11 & 11/15/11

Motion by Committeeman Coles, second by Committeeman Lichtenstein.

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

Bill List approved.

COMMENTS FROM COMMITTEE MEMBERS

Deputy Mayor Langert commented that they have been discussing capital project improvements for a while. As far back as when he was Mayor, they had discussed doing some sidewalks, and roads. As everyone on the Committee feels, it is definitely an issue that the time has come, as a Committee, with the growth in the town, they certainly owe it to the residents to work on and improve the infrastructure in the town. He would like to address how they are going to pay for it. They have been fortunate, over the past three years, to reduce the bond indebtedness from fifty-eight and a half million, to a little bit under fifty-one and a half million. As a Committee, they have been responsible for reducing the principal amount of the debt by over seven million dollars. It is a credit to everyone on the Committee, as he says every year when they work very hard together on the Budget. He would like to get the Committee's approval to bring to the next Township Committee Meeting, a report on what other surrounding towns do, and how they pay for improvements, specifically as it relates to impact fees. Many surrounding towns have them, many surrounding towns assess them, and he feels that with the growth in town, and what they are expecting over the next couple of years, he feels that it is only fair to the residents who are here now, that to those who will be moving in, there should be a vehicle and a way in which they can help pay for the improvements that they want the town to make, when they come to live here.

Committeeman Lichtenstein commented that if in fact Deputy Mayor Langert is doing that report, which is a great idea, he thinks they also need to be careful in the present economy.

Deputy Mayor Langert asked Committeeman Lichtenstein to work with him on this report.

Mayor Miller suggested making a sub-committee consisting of Deputy Mayor Langert and Committeeman Lichtenstein to sit down and see what is going on in surrounding towns, and bring this issue back to the Committee.

Deputy Mayor Langert stated if they find it is something that is feasible, he would like permission to move on it very quickly. The improvements are things that are important to the town, and if it is only right to pay for it through impact fees, or assessment fees, or whatever the name is that is assessed in other towns, he would like the Committee to act on it very quickly.

Mayor Miller thanked everyone who attended the Lakewood Chamber of Commerce dinner last night.

ADJOURNMENT

Motion by Committeeman Coles, second by Committeeman Lichtenstein, and carried, to adjourn the meeting. Meeting adjourned at 8:37 PM.