

**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 OF LAKEWOOD TO ACQUIRE BLOCK 795,  
LOT 6 AND TO CONVEY BLOCK 1159, LOT 38 AS PART OF  
AN EXCHANGE OF LANDS PURSUANT TO N.J.S.A. 40A:12-16**

**WHEREAS**, Block 1159, Lot 38 within the Township of Lakewood is currently owned by Lakewood Township. The current assessed value of said property is \$27,900.00; and,

**WHEREAS**, Block 795, Lot 6 within the Township of Lakewood is currently owned by Land Barron, LLC. The current assessed value of said property is \$1,600.00; and

**WHEREAS**, pursuant to law, the municipality may exact and receive a cash consideration in addition to such other lands or rights or interests therein when such exchange shall be authorized, and such governing body determines that the lands or rights or interests therein to be conveyed to such municipality or such lands or rights or interests therein and the cash consideration to be paid are at least of equal value to, and their acquisition is more advantageous to, the municipality for public use, than the lands or rights or interests therein to be conveyed by the municipality, and that it is in the public interest that such exchange of lands or rights or interests therein be consummated; and

**WHEREAS**, the Township of Lakewood now desires to undertake an exchange of the aforementioned properties pursuant to N.J.S.A. 40A:12-16.

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

**SECTION 1.** That the Township of Lakewood desires to undertake an exchange of real property pursuant to N.J.S.A. 40A:12-16.

**SECTION 2.** The Township of Lakewood heretofore determines that the lands or rights or interests therein to be conveyed to the Township of Lakewood and the cash consideration to be paid are at least of equal value to, and the acquisition of said property is more advantageous to the Township of Lakewood for public use than are the lands or rights or interests therein to be conveyed by the Township of Lakewood and that it is in the public interest of the Township of Lakewood that such exchange of lands or rights or interests therein be consummated.

**SECTION 3.** Block 1159, Lot 38 is currently owned by the Township of Lakewood. The current total assessed value is \$27,900.

**SECTION 4.** Block 795, Lot 6 is privately owned. The current total assessed value of same \$1,600.

**SECTION 5.** Block 795 Lot 6, once acquired by the Township, shall be resold at a land sale, at a minimum bid of no less than \$27,900, thereby equalizing the value of the exchanged parcels.

**SECTION 6.** The Township Committee of the Township of Lakewood does hereby approve the conveyance of Block 1159, Lot 38 in exchange for the acquisition of Block 795, Lot 6.

**SECTION 7.** That because the Township Committee determines that it is in the public interest that such an exchange of lands or interests be consummated that the Mayor is authorized to execute and the Clerk to attest to any Deeds or documents necessary to consummate the aforementioned exchange of lands.

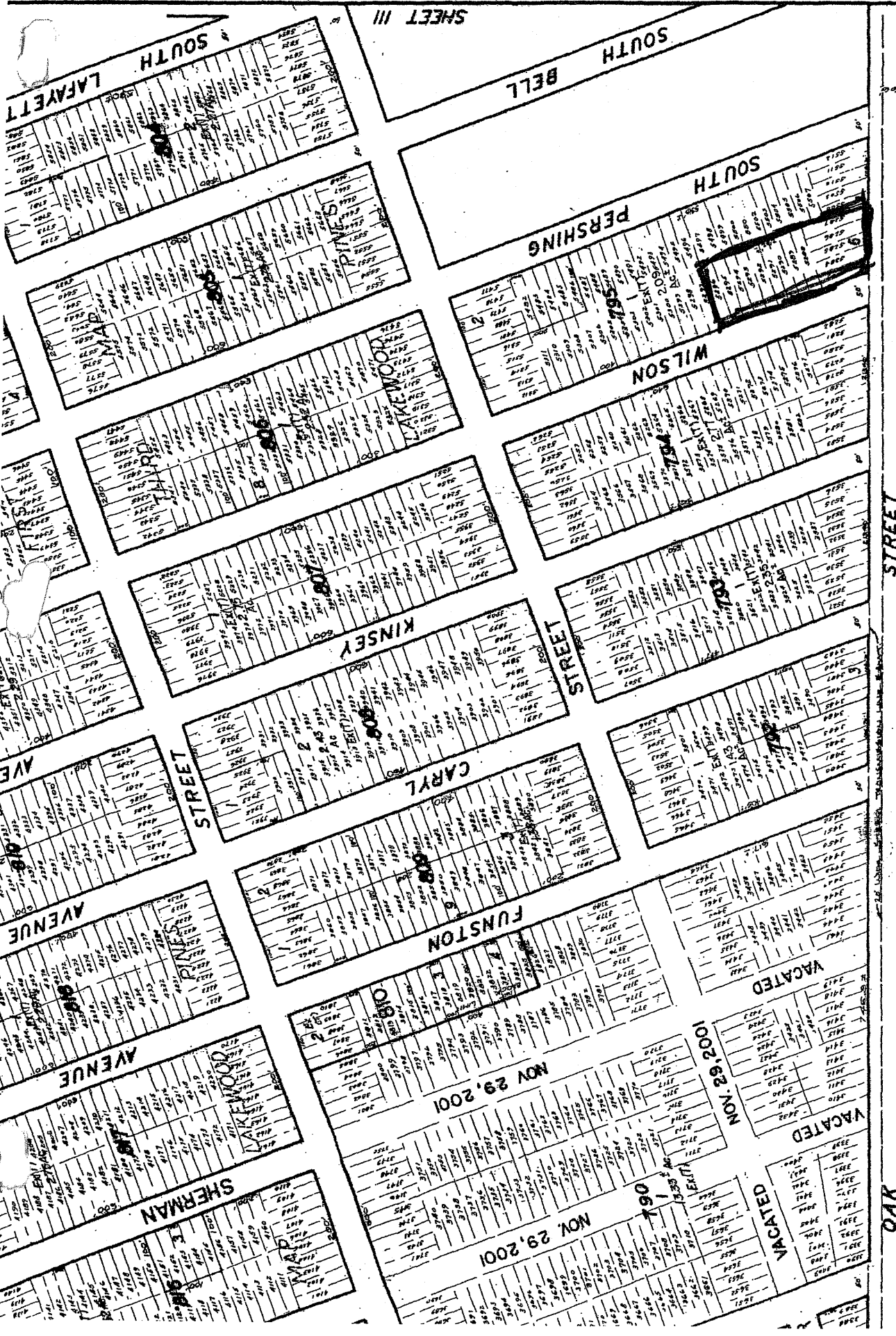
**SECTION 8.** All other Ordinances or parts of Ordinances inconsistent herewith are repealed.

**SECTION 9.** This Ordinance shall take effect upon final passage and publication in accordance with law.

### NOTICE

**PUBLIC NOTICE** is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean, State of New Jersey, on the 30 day of JUNE , 2005, and was then read for the first time. The said ordinance will be further considered for final passage by the Township Committee in the Municipal Building at 7:30 P.M. on the 14 day of JULY , 2005. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

  
BERNADETTE STANDOWSKI, RMC/CMC  
Township Clerk



ROCKAWAY AVE  
**TAX MAP**  
 LAKEWOOD TOWNSHIP  
 OCEAN COUNTY, N.J.  
 SCALE: 1"=100'  
 LICENSED ENGINEER & SURVEYOR  
 GEORGE B. MADGILL  
 LAKEWOOD, N.J.

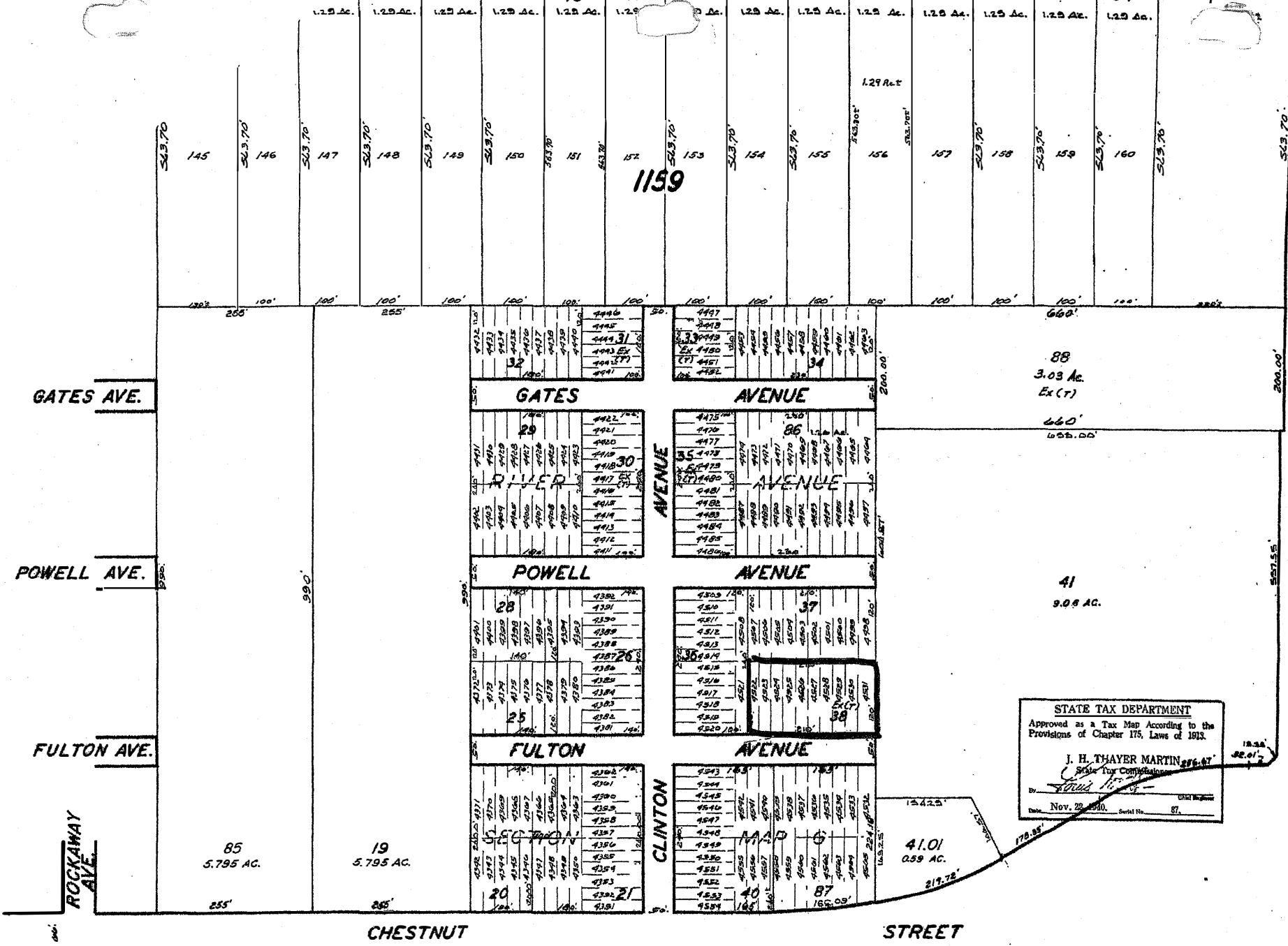
CALDWELL AVE  
 OAK ST

LAMBERT AVE  
 SHEET 138

VERMONT AVE

STATE TAX DEPARTMENT  
 provided as a Tax Map According to the  
 provisions of Chapter 176, Laws of 1913.  
 J. H. MEYER MARTIN  
 State Tax Commissioner

REVISED 12-15-18  
 10153 37-11-10-1077086C  
 STANLEY B. PETERM



AVENUE

NEW HAMPSHIRE

SHEET 167

STATE TAX DEPARTMENT  
 Approved as a Tax Map According to the  
 Provisions of Chapter 175, Laws of 1913.  
 J. H. THAYER MARTIN, Sec'y.  
 State Tax Commissioner  
 Nov. 29, 1930. Serial No. 87.

SHEET 149

9-25 Update  
 8-25 Update  
 9-1-34 Rev for Revaluation  
 9-25 Update  
 8-25 Update  
 7-22-24 For Revaluation

Record and Return to: MADISON TITLE AGENCY, LLC  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701  
MTA-024051

**NOTICE OF SETTLEMENT**

Name(s) and Address(es):

**The Township of Lakewood  
231 Third Street  
Lakewood, New Jersey**

Seller(s)

- and -

Name(s) and Address(es):

**Land Baron, LLC  
about to reside at:  
231 Third Street  
Lakewood, New Jersey**

Purchaser(s)



INSTR # 2005146012  
DR BK 12763 PG 0463  
RECORDED 08/12/2005 12:34:54 PM  
CARL W. BLDCK, COUNTY CLERK  
OCEAN COUNTY, NEW JERSEY

NOTICE is hereby given of a Contract of Sale between the parties hereto.

THE land to be affected is commonly known as **231 Third Street**, Tax Lot **38**, Tax Block **1159 (vacant land)** in the **Township of Lakewood**, County of **Ocean**, State of New Jersey.

PREPARED BY:

*Chana Dinkels*  
Chana Dinkels  
Title Examiner  
Agent for  
Address: MADISON TITLE AGENCY, LLC  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701

STATE OF NEW JERSEY :

ss: :

COUNTY OF Ocean :

BE IT REMEMBERED, that on 08/09/2005, before me the subscriber, personally appeared, Chana Dinkels, who I am satisfied is the person named in and who executed the within instrument, and thereupon she acknowledge that she signed and sealed and delivered the same as her own act and deed for the uses and purposes therein expressed.

*Rivka Moskowitz*

RIVKA MOSKOWITZ  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JAN. 24, 2008

NEW JERSEY DEPARTMENT OF TREASURY  
DIVISION OF REVENUE, BUSINESS GATEWAY SERVICES

CERTIFICATE OF FORMATION

LAND BARRON LIMITED LIABILITY COMPANY  
0400047479

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 01/23/2004 and was assigned identification number 0400047479. Following are the articles that constitute its original certificate.

1. **Name:**  
LAND BARRON LIMITED LIABILITY COMPANY
2. **The Registered Agent:**  
YECHESKEL SCHWAB
3. **The Registered Office:**  
22 CARASALJO DRIVE  
P.O. BOX 1229  
LAKEWOOD, NJ 08701
4. **Business Purpose:**  
Other: Please Specify in detail as an additional article
5. **Effective Date of this filing is:**  
01/23/2004
6. **Other Long:**  
LAND DEVELOPEMENT
7. **Members/Managers:**  
YECHESKEL SCHWAB  
22 CARASALJO DRIVE  
LAKEWOOD, NJ 08701  
ELI SCHWAB  
147 LIBERTY DRIVE  
LAKEWOOD, NJ 08701
8. **The Main Business Address:**  
22 CARASALJO DRIVE  
LAKEWOOD, NJ 08701

**FILED**

JAN 23 2004

**State Treasurer**

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0400047479

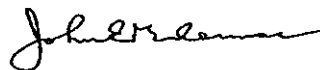
NEW JERSEY DEPARTMENT OF TREASURY  
DIVISION OF REVENUE, BUSINESS GATEWAY SERVICES

CERTIFICATE OF FORMATION

LAND BARRON LIMITED LIABILITY COMPANY  
0400047479

**Signatures:**  
YECHESKEL SCHWAB  
AUTHORIZED REPRESENTATIVE  
ELI SCHWAB  
AUTHORIZED REPRESENTATIVE

*IN TESTIMONY WHEREOF, I have  
hereunto set my hand and  
affixed my Official Seal  
at Trenton, this  
01/26/2004*



*John E McCormac, CPA  
Treasurer of the State of New Jersey*