

# **LAKEWOOD INDUSTRIAL COMMISSION**

Regular Business Meeting

December 11, 2019

Time and Place: 11:30AM Conference Room C (Second Floor)  
Lakewood Municipal Building, 231 Third Street, Lakewood, NJ 08701

*Adequate notice of this meeting was provided in accordance with the Senator Byron M. Baer Open Public Meetings Act.*

*L.1975, c.231,s.1; amended 2006, c.70, s.2.*

1. **FLAG SALUTE:**
  - Flag Salute / Moment of Silence
2. **ROLL CALL:**
  - Presiding:
3. **MINUTES:**
  - October 23, 2019
4. **FINANCE:**
  - **STATEMENT OF ACCOUNTS:**
    - December 11, 2019
  - **BILL LIST:**
    - December 11, 2019
  - **BUDGET TO ACTUAL REPORT:**
    - December 11, 2019
  - Mueller and Company
5. **PRESENTATION:**
  - **Steven Reinman, Executive Director**
  - Strand Building Boiler Replacement - progress
  - Strand Theater - Insurance Settlement on Damage
  - Lakewood Airport- Obstruction Removal RWE6 - complete
  - Integra Plan for development of Cedar Bridge Avenue acreage
6. **COMMENTS FROM THE PUBLIC:**
  - **Sean T. Kean, Esq**
7. **EXECUTIVE DIRECTOR'S REPORT:**
  - **Site Review Committee**, Justin Flancbaum, Chairman
    - SP 2354 | RBM Properties | 1985 Rutgers University Boulevard| Addition of 44,500SF Warehouse
    - SP 2356 | Sudler Companies | 1215 Paco Way | 81,200SF | New Construction
  - **Finance Committee**, Shlomo Katz, Chairman
  - **Client Review Committee**, Greg Stafford-Smith, Chairman
  - **Park Control/Signs/Advertising/Promotion**, Neil Brooks, Chairman
  - **Airport Mgmt/Development Committee**, Greg Stafford-Smith, Chairman
  - **Contract Review Committee**, Justin Flancbaum, Chairman
  - **Strand Subcommittee**, Tom Calabro, Chairman
    - Status Report by Committee
8. **ATTORNEY'S REPORT:**
  -
9. **CORRESPONDENCE:**
  -
10. **COMMITTEE REPORTS:**
  - Report by Frances A. Kirschner / Frantasy Enterprises
11. **MARKETING AND PUBLIC RELATIONS:**
  -
12. **OLD BUSINESS:**
  -
13. **NEW BUSINESS:**
  -
14. **CLOSED SESSION:**
  - Litigation & Contract Negotiations
15. **CONSENT AGENDA RESOLUTIONS:**

**16 RESOLUTIONS (Non Consent):**

- **191202** Resolution of the Lakewood Industrial Commission Authorizing Capital Repairs to the Historic Strand Theater building.
- Proclamation of the Lakewood Industrial Commission

**17 COMMENTS FROM THE CHAIRMAN:**

**18 COMMENTS FROM THE COMMISSIONERS:**

**19 ADJOURNMENT:**

**Next meeting of the LIC: January 8, 2020 (Reorganization)**

**LAKEWOOD INDUSTRIAL COMMISSION**  
**STATEMENT OF ACCOUNTS**  
DECEMBER 11, 2019

		Total All LIC-Held Accounts	\$ 1,920,312.50
<b>Checking Account (Investors # XXXXX5880) Interest Rate 093019 APYE 1.30%</b>		Interest Bearing	
	<b>Balance Forward:</b>	<b>\$ 312,269.07</b>	<b>1/1/2018</b>
Bank Interest Earned 12/31/17	\$ 311.10		12/31/2017
Cancel Check # 3317 MPT Ocean County Roads Department	\$ 48,855.69		1/16/2018
Replacement Check# 3318 MPT Township of Lakewood	\$ (48,855.69)		1/16/2018
Bank Interest Earned 1/31/18	\$ 381.44		1/31/2018
Bank Interest Earned through 2/28/18	\$ 306.94		2/28/2018
Replacement Check # 3319 Bill List portion drawn from Investors Bank 3/14/18	\$ (289,865.27)		3/14/2018
- Schedule C 4th Quarter 2017 Invoice & Payment Pending			
Bank Interest earned March 2018	\$ 104.35		3/31/2018
Bank Interest earned April 2018 (statement pending)	\$ 24.16		4/30/2018
Bank Interest Earned May 2018	\$ 25.00		5/31/2018
Bank Interest Earned June 2018	\$ 24.21		6/30/2018
Bank Interest earned through 7/31/18	\$ 25.05		7/31/2018
Bank Interest earned through 8/31/18	\$ 25.07		8/31/2018
Bank Interest earned through 9/30/18	\$ 24.29		9/30/2018
Bank interest Earned 10/31/18	\$ 25.13		10/31/2018
Bank Interest Earned 11/30/18	\$ 24.34		11/30/2018
Bank Interest Earned 12/31/18	\$ 25.18		12/31/2018
Transfer to Lakeland Operating Account	\$ (23,730.06)		1/9/2019
Interest Earned 1/31/19	\$ 18.70		1/31/2019
Interest Earned 2/28/19	\$ 0.02		2/28/2019
Interest Earned 3/31/19	\$ 0.03		3/31/2019
Interest Earned 4/30/19	\$ 0.03		4/30/2019
Interest Earned 5/31/19	\$ 0.03		5/31/2019
Interest Earned 6/30/19	\$ 0.03		6/30/2019
Interest Earned 7/31/19	\$ 0.03		7/31/2019
Interest Earned 8/31/19	\$ 0.03		8/31/2019
Interest Earned 9/30/19	\$ 0.02		9/30/2019
Bank Interest Earned 10/31/19	\$ 0.02		10/31/2019
Bank interest Earned 11/30/19	\$ 0.02		11/30/2019
<b>Total InvestorsBank Checking Account:</b>		<b>\$ 18.96</b>	
<b>Checking Account (Operations) Lakeland Bank (Acct# XXXXX1404) APY 1.71%</b>			
	<b>Opening Balance</b>	<b>\$ 86,807.03</b>	<b>1/1/2018</b>
Deposit Airport T-Hangars Lease Payments	\$ 2,250.00		1/9/2018
Deposit Blue Claws + AT&T cell Tower	\$ 45,533.72		1/9/2018
Approved Bill List (January 10, 2018)	\$ (6,359.24)		1/10/2018
Bank Interest Earned January 2018	\$ 208.93		1/31/2018
Deposit Airport T-Hangars Lease Payments	\$ 5,250.00		2/12/2018
Deposit Land Lease A T & T Feb 2018	\$ 529.00		2/12/2018
Bill List for 2/14/18 - includes adjustment for void check # 3525 to Iorio and replacement w check# 3562 for final payment #19 (providing a credit on the bill list total and adjusts bank total)	\$ 12,289.97		2/14/2018
Bank Interest Earned February 2018	\$ 178.24		2/28/2018
Bill list 3/14/18 drawn from Lakeland (estimated)	\$ (5,907.41)		3/14/2018
Deposit CGRS lease 1606-9 + AT&T Lease	\$ 10,529.00		3/27/2018
Deposit T-Hangars Lease Payments	\$ 11,850.00		3/27/2018
Bank Interest Earned March 2018	\$ 142.00		3/30/2018
Final Bill List for 4/11/18	\$ (16,424.26)		4/11/2018
Bank interest Earned April 2018	\$ 187.22		4/30/2018
Final Bill List for 5/9/18	\$ (9,539.94)		5/9/2018
T Hangars Lease Payments	\$ 10,350.00		5/15/2018
AT&T Cell Tower Lease payments Block 1609 PO Lot 21 (April + May)	\$ 1,058.00		5/15/2018
Lakewood Blue Claws Lease Payment 4thQ due 4/2018	\$ 45,004.72		5/15/2018
Bank Interest Earned May 2018	\$ 205.29		5/31/2018
T Hangars Lease Payments	\$ 5,850.00		6/5/2018
AT&T Cell Tower Lease payments Block 1609 PO Lot 21 June 2018 )	\$ 608.35		6/5/2018
Approved Bill List for 6/13/18 Final	\$ (20,999.55)		6/13/2018
Bank Interest Earned through 6/30/18	\$ 218.11		6/30/2018
Lease Payments Lakewood Airport T Hangars	\$ 5,850.00		7/10/2018
A T & T cell Tower Lease paymentsBlock 1609 po Lot 21 july	\$ 608.35		7/10/2018
Approved Bill List for 7/11/18	\$ (11,027.85)		7/11/2018
Bank Interest earned through 7/31/18	\$ 259.88		7/31/2018

**LAKEWOOD INDUSTRIAL COMMISSION**  
**STATEMENT OF ACCOUNTS**  
DECEMBER 11, 2019

T-Hangars Lease Payments	\$ 7,350.00	8/14/2018
(1) Bill Payments releaaased 8/8/18	\$ (8,311.60)	8/8/2018
Bank Interest through 8/31/18	\$ 266.28	8/31/2018
Lease Payment Lakewood Blue Claws for 7/1/18	\$ 45,004.72	9/6/2018
Land Lease 1606 po L 9 Yeshiva Toras Menachem 080118-073119	\$ 25,000.00	8/14/2018
Land Lease Payment AT&T - for August 1, 2018	\$ 608.35	8/14/2018
Land Lease Payment AT&T - for September 1, 2018	\$ 608.35	9/6/2018
(2) Bill List for 9/5/18	\$ (8,698.53)	9/5/2018
Reimbursement of settlement (Twp vs Church & Dwight (RWE acquisition)	\$ 53,000.00	9/25/2018
T-Hangars Payment received	\$ 2,100.00	9/25/2018
T Hangars Lease Payments	\$ 9,000.00	9/6/2018
T-Hangars Payment received (new Tenant #2)	\$ 900.00	9/6/2018
Bank Interest Earned 9/28/18	\$ 316.18	9/28/2018
Final Bill List for 10/10/18	\$ (5,877.42)	10/10/2018
Blue Claws Lease Payment	\$ 45,004.72	10/26/2018
A T & T Land Lease (Cell Tower ) for October 2018	\$ 608.35	10/26/2018
T-Hangars Lease Payments	\$ 7,050.00	10/26/2018
Bank Interest Earned through 10/31/18	\$ 527.21	10/31/2018
Adopted Bill List for 11/28/18	\$ (19,972.92)	11/28/2018
Interest Earned 11/30/18	\$ 554.59	11/30/2018
Bills Paid (No meeting in December - contractual/statutory bills)	\$ (33,050.22)	12/19/2018
Deposit First Energy AT&T Cell Tower	\$ 608.35	12/26/2018
T-Hangars Lease Payments	\$ 7,200.00	12/26/2018
Bank Interest Earned through 12/31/18	\$ 545.84	12/31/2018
Bill List of 1/9/19	\$ (5,523.92)	1/9/2019
Transfer from Investors Bank (Closing Investors Account)	\$ 23,730.06	1/9/2019
Deposit (Hangars)	\$ 450.00	1/23/2019
Deposit AT&T Tower Lease	\$ 608.35	1/23/2019
Deposit American Baseball Company	\$ 45,004.72	1/23/2019
Interest Earned 1/31/19	\$ 616.58	1/31/2019
Bill List of 2/20/19	\$ (6,674.99)	2/20/2019
Interest Earned through 2/28/19	\$ 647.62	2/28/2019
Land Leases (CGSR + AT&T)	\$ 11,216.70	3/6/2019
T-Hangars Leases	\$ 10,773.00	3/6/2019
Final Bill List for 3/13/19	\$ (12,039.88)	3/13/2019
Aviation Charters - Fuel 2018	\$ 2,143.65	3/27/2019
T-Hangars Lease Payments	\$ 4,350.00	3/27/2019
Bank Interest through 3/31/19	\$ 684.02	3/31/2019
American Baseball Company	\$ 45,004.72	4/15/2019
AT&T (Cell Tower Lease )	\$ 608.35	4/15/2009
Proposed Bill list for 4/10/19 (estimated)	\$ (8,332.51)	4/10/2019
Deposit T-Hangars	\$ 4,050.00	4/15/2019
Deposit T-Hangars	\$ 4,050.00	4/15/2009
Deposit T-Hangars	\$ 4,350.00	4/15/2019
Bank Interest earned through 4/30/19	\$ 796.17	4/30/2019
AT&T Cell Tower Land Lease	\$ 608.35	5/14/2019
Deposit (FBO Rent)	\$ 2,000.00	5/14/2019
Deposit (T-Hangars)	\$ 6,550.00	5/14/2019
Deposit (T-Hangar)	\$ 450.00	5/20/2019
Deposit (T-Hangars)	\$ 1,500.00	5/31/2019
Deposit (T-Hangars)	\$ 450.00	5/31/2019
Bank Interest earned through 5/31/19	\$ 823.91	5/31/2019
Final Bill List for 6/12/19 May & June (Operations)	\$ (18,341.64)	6/12/2019
Deposit - T-Hangars Rent Payments	\$ 4,800.00	6/18/2019
Deposit A T & T Land Lease	\$ 608.35	6/18/2019
Bank Interest earned through 6/28/19	\$ 746.24	6/28/2019
Deposit Land Lease A T & T	\$ 608.35	7/9/2019
Deposit T- Hangars Rent Payments	\$ 9,150.00	7/9/2019
Proposed Bill list for 7/10/19 (Operations) Estimated	\$ (8,938.49)	7/10/2019
Bank Interest Earned 7/31/19	\$ 918.22	7/31/2019
Bill List for 8/14/19 (Paid in August )	\$ (6,278.62)	8/14/2019
Interest Earned 8/30/19	\$ 832.02	8/30/2019
Bill List for September 11, 2019 Release	\$ (14,535.47)	9/11/2019
Interest Earned 9/30/19	\$ 864.25	9/30/2019
Proposed Bill List for 10/23/19	\$ (6,402.41)	10/23/2019
Bank interest Earned 10/31/19	\$ 758.86	10/31/2019
Bank Interest Earned 11/30/19	\$ 658.21	11/30/2019
Proposed Bill List (Combined Nov & Dec)	\$ (22,729.50)	12/11/2019
<b>Total Lakeland Bank OPERATIONS ACCOUNT:</b>	<b>\$ 408,777.51</b>	



**LAKEWOOD INDUSTRIAL COMMISSION**  
**STATEMENT OF ACCOUNTS**  
DECEMBER 11, 2019

<b>Money Market Account (Holding) Lakeland Bank (Acct# XXXXX1390)</b>		
<b>APY 1.71%</b>		
Opening Balance:	<b>\$ 1,136,153.25</b>	1/1/2018
Bank Interest Earned January 2018	\$ 1,217.08	1/31/2018
Bank interest Earned February 2018	\$ 1,047.00	2/28/2018
Bank Interest Earned March 2018	\$ 1,122.82	3/30/2018
Bank Interest Earned April 2018	\$ 1,395.55	4/30/2018
Bank Interest Earned May 2018	\$ 1,405.07	5/31/2018
Bank Interest Earned June 2018	\$ 1,316.04	6/30/2018
Bank Interest earned through 7/31/18	\$ 1,696.69	7/31/2018
Bank Interest earned through 8/31/18	\$ 1,653.70	8/31/2018
Bank interest Earned 9/28/18	\$ 1,495.82	9/28/2018
Bank Interest Earned 10/31/18	\$ 2,009.09	10/31/2018
Bank Interest Earned 11/30/18	\$ 1,843.97	11/30/2018
Bank Interest Earned 12/31/18	\$ 1,908.49	12/31/2018
Bank Interest Earned 1/31/19	\$ 2,156.74	1/31/2019
Bank Interest Earned 2/28/19	\$ 1,951.66	2/28/2019
Bank Interest Earned 3/31/19	\$ 2,024.77	3/31/2019
Bank Interest Earned 4/30/19	\$ 2,238.14	4/30/2019
Bank Interest Earned 5/31/19	\$ 2,172.38	5/31/2019
Bank Interest Earned through 6/28/19	\$ 1,965.81	6/28/2019
Bank Interest Earned through 7/31/19	\$ 2,320.76	7/31/2019
Bank interest Earned 8/31/19	\$ 1,873.75	8/31/2019
Bank interest earned 9/30/19	\$ 1,939.32	9/30/2019
Bank Interest earned 10/31/19	\$ 1,693.49	10/31/2019
Bank Interest Earned 11/30/19		11/30/2019
<b>Total Lakeland Bank MONEY MARKET ACCOUNT:</b>	<b>\$ 1,174,601.39</b>	
<b>Checking Account (STRAND THEATER ASSET - Apartments Revenue)</b>		
<b>Lakeland Bank (Acct# XXXX4802) APY 1.46%</b>		
Opening Balance:	\$ -	
Transfer from LDC Resolution #	\$ 312,846.53	4/15/2019
Deposit - March 2019 Rents collected	\$ 6,450.00	4/30/2019
Interest Earned 4/30/19	\$ 3.86	4/30/2019
Bill List of 5/8/19	\$ (4,016.66)	5/8/2019
Deposit 5/20/19 (transfer of additional interst earned)	\$ 344.96	5/20/2019
Deposit 5/31/19 (Rent Income)	\$ 8,000.00	5/31/2019
Interest Earned 5/31/19	\$ 8.08	5/31/2019
Bill List for 6/12/19 (Strand Apts Acct)	\$ (3,057.93)	6/12/2019
Deposit ( Strand Apartment Rents)	\$ 7,150.00	6/28/2019
Interest earned through 6/28/19	\$ 7.41	6/29/2019
Proposed Bill list for 7/10/19	\$ (6,195.96)	7/10/2019
Deposit (Strand Apartment Rents via Aggressive)	\$ 7,165.00	7/26/2019
Interest earned through 7/31/19	\$ 8.82	7/31/2019
Bill list of Checks released 8/14/19	\$ (6,892.42)	8/14/2019
Interest Earned 8/30/19	\$ 8.09	8/31/2019
Deposit (Apartments Rent via Aggressive)	\$ 7,200.00	9/3/2019
Proposed Bill list for 9/11/19 Bill release	\$ (1,920.82)	9/11/2019
Deposit ( Apartments Rent via Aggressive)	\$ 7,200.00	9/20/2019
Interest Earned 9/30/19	\$ 8.40	9/30/2019
Bills for payment 10/23/19	\$ (13,691.54)	10/23/2019
Deposit (Apartments Rent via Aggressive)- October 2019	\$ 7,200.00	10/29/2019
Interest Earned 10/31/19	\$ 479.75	10/31/2019
Interest earned 11/30/19	\$ 378.65	11/30/2019
Bills for payment 12/11/19	\$ (5,736.96)	12/11/2019
Deposit (Apartments Rent via Aggressive)- October, 2019	\$ 6,950.00	12/11/2019
	<b>\$ 329,897.26</b>	
<b>Checking Account- LAKEWOOD AIRPORT REVENUE ( Acct# XXXXX4810) Lakeland Bank APY 1.71%%</b>		
	\$ -	
- FBO Rent June & July 2019	\$ 2,000.00	9/11/2019
- FBO Rent August September 2019	\$ 2,000.00	9/11/2019
Debit Memo - service	\$ (20.23)	9/30/2019
Interest Earned through 9/30/19	\$ 0.06	9/30/2019
Deposit - FBO Rent	\$ 3,000.00	10/4/2019
Refund Service Charge	\$ 20.23	10/31/2019
Interest Earned through 10/31/19	\$ 9.24	10/31/2019
Interest Earned through 11/30/19	\$ 8.08	11/29/2019
	<b>\$ 7,017.38</b>	

LAKEWOOD INDUSTRIAL COMMISSION  
**STATEMENT OF ACCOUNTS**  
 DECEMBER 11, 2019

<b><u>REAL ESTATE - ATTORNEY TRUST Acct. -</u></b>			
<b><u>Held by Cleary Giacobbe Alfieri Jacobs LLC</u></b>			
LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held)	\$ 65,000.00	12/15/2016	<b>\$ 65,000.00</b>
<b>TOTAL Held: Attorney Real Estate Trust Acct:</b>	<b><u>\$ 65,000.00</u></b>		
<b>TOTAL OF ALL ACCOUNT BALANCES:</b>			<b>1,985,312.50</b>
Anita B. Doyle, Administrative Manager			12/11/2019

## Lakewood Industrial Commission

## Bill List

December 11, 2019

Num	Name	Memo	Amount
<b>LAKEWOOD INDUSTRIAL COMMISSION OPERATIONS</b>			
3786	NJ State League of Municipalities	NJLM Registration - Thomas Calabro   Lakewood Township Commissioner	\$ 65.00
3787	NJ State League of Municipalities	NJLM Registration - Gregory Stafford-Smith   Lakewood Township Commissioner	\$ 65.00
3793	Israel Reinman	110119-113019 Travel Allowance	\$ 500.00
3794	Anita B. Doyle	100119-103119 Administration Management Services	\$ 1,300.00
3795	Cleary Giacobbe Alfieri & Jacobs	Inv# 74981 Legal Services through 10/31/19	\$ 3,312.40
3796	Frantasy Enterprises, LLC	Marketing and PR Services - November 2019	\$ 2,000.00
3788	Asbury Park Press	Acct# 2162 (Lakewood Township / Lakewood Industrial Commission)	\$ 202.04
3789	Cleary Giacobbe Alfieri & Jacobs	Inv# 75814 Legal Services through 11/30/19	\$ 966.40
3790	Duvy's Media LLC	Inv 25563   Inv 25365	\$ 295.00
3791	Anita Doyle as Agent of LIC	Replenishment of Petty Cash	\$ 195.41
3792	Anita B. Doyle	Inv# 2019-12 Administration Management Services 11/1/19-11/30/19 + reimb of OOP	\$ 851.03
3797	Integra Realty Resources	Inv#15417- Consulting and Valuation Services	\$ 9,282.50
3798	Tri Town	Acct # 37271 - legal Ad Award of Contract	\$ 41.70
3799	Frantasy Enterprises, LLC	Inv# 120119 - Marketing and PR Services	\$ 2,000.00
3800	Select Security	69626 Inv# 2250702 1/1/20-3/31/20 T Hangars Alarm Monitoring	\$ 495.00
3801	JCP&L (Power Usage)	Lakewood Airport T-Hangars Acct# 100 117 221 182	\$ 206.23
3802	Watchung Spring Water Co., Inc.	Acct # 127214 Office Supplies	\$ 251.79
3803	Aisle 9	Meeting Supplies (estimate)	\$ 200.00
3804	Israel Reinman	120119-123119 Travel Allowance	\$ 500.00
<b>Total Bill List LIC Operations</b>			<b>\$ 22,729.50</b>
<b>STRAND THEATER Apartments   Theater   Common Areas</b>			
161	Aggressive Property Maintenance	Maintenance / Repair Services - Theater, Apartments and Common Areas	\$ 3,597.98
162	NJ American Water Company	Acct# 1018-210023100311 (Strand Gallery)	\$ 49.23
163	NJ American Water Company	Acct#1018-210023140616 (Strand Apts and Theater)	\$ 592.27
164	NJ American Water Company	1018-210023140661 (Strand Fire Service)	\$ 179.64
165	Ozane	acct# 1453	\$ 230.00
166	JCP&L (Power Usage)	Acct# 100 021 180 490 Strand Apartments - common areas	\$ 323.86
167	Arrow Locksmiths & Security	Inv# 4526A   Inv#4562	\$ 188.98
169	Aggressive Property Maintenance	October 2019 Management Fee	\$ 575.00
<b>Total Bill List Strand Apartments</b>			<b>\$ 5,736.96</b>
<b>Total Bills this cycle</b>			<b>\$ 28,466.46</b>

**Lakewood Industrial Commission**  
**Budget vs. Actual**  
January through December 2019

	Budget	Expended - Dec 19	Jan Balance Remaining
<b>OPS - LIC OPERATIONS</b>			
<b>3.1 - Professional Services</b>			
<b>6353 - Engineering Services</b>			
Eng00 - General ENGINEERING SERVICES	10,000.00	4,998.75	5,001.25
Contr18 - Survey- Owens Little	12,000.00	0.00	12,000.00
<b>Total 6353 - Engineering Services</b>	<b>22,000.00</b>	<b>4,998.75</b>	<b>17,001.25</b>
<b>6354 - Auditor / Accounting</b>	<b>3,000.00</b>	<b>69.00</b>	<b>2,931.00</b>
<b>6350 - Marketing &amp; Pub Rel Adm</b>			
<b>3.1.3.1 - MARKETING</b>			
63501 - Marketing & PR Contractor	24,000.00	24,000.00	0.00
63502 - Website Management Contractor	10,000.00	2,705.42	7,294.58
<b>Total 3.1.3.1 - MARKETING</b>	<b>34,000.00</b>	<b>26,705.42</b>	<b>7,294.58</b>
<b>Total 6350 - Marketing &amp; Pub Rel Adm</b>	<b>34,000.00</b>	<b>26,705.42</b>	<b>7,294.58</b>
<b>6352 - Appraisal Services</b>	<b>10,000.00</b>	<b>9,282.50</b>	<b>717.50</b>
<b>6351 - Legal Services</b>	<b>40,000.00</b>	<b>31,743.60</b>	<b>8,256.40</b>
<b>Total 3.1 - Professional Services</b>	<b>109,000.00</b>	<b>72,799.27</b>	<b>36,200.73</b>
<b>4. - ADMINISTRATIVE EXPENSES</b>			
6355 - Automobile Allowance	6,000.00	6,000.00	0.00
6251 - Petty Cash	900.00	307.41	592.59
7601 - Cell Phone	1,800.00	0.00	1,800.00
6012 - Special Events & Awards	2,000.00	1,000.00	1,000.00
<b>6013 - Association Memberships</b>			
60131 - Lkwd Chamber of Commerce	400.00	0.00	400.00
60132 - Monmouth/Ocean Development Cncl	260.00	260.00	0.00
<b>Total 6013 - Association Memberships</b>	<b>660.00</b>	<b>260.00</b>	<b>400.00</b>
7101 - Legal Ads	1,000.00	349.54	650.46
7103 - Meeting Registrations	500.00	130.00	370.00
7104 - Marketing-ConstantContact	750.00	405.00	345.00
7105 - LIC Exclusive Web Page	5,000.00	0.00	5,000.00
7110 - Office Equipment	3,500.00	0.00	3,500.00
7111 - Office Fixtures	500.00	0.00	500.00
<b>7112 - Software</b>			
711201 - Quickbooks Online	600.00	0.00	600.00
<b>Total 7112 - Software</b>	<b>600.00</b>	<b>0.00</b>	<b>600.00</b>
7650 - Travel & Expenses	3,000.00	176.51	2,823.49
7602 - Exec Dir Business Developmt	1,000.00	290.00	710.00
<b>7125 - Unclassified Admin Expenses</b>			
7120 - Reorganization Meeting Exp	500.00	372.52	127.48
71012 - Admin Expenses - Other	4,000.00	6,633.66	-2,633.66
<b>Total 7125 - Unclassified Admin Expenses</b>	<b>4,500.00</b>	<b>7,006.18</b>	<b>-2,506.18</b>
<b>Total 4. - ADMINISTRATIVE EXPENSES</b>	<b>31,710.00</b>	<b>15,924.64</b>	<b>15,785.36</b>
<b>Total OPS - LIC OPERATIONS</b>	<b>140,710.00</b>	<b>88,723.91</b>	<b>51,986.09</b>

# Lakewood Industrial Commission

## Budget vs. Actual

January through December 2019

	Budget	Expended - Dec 19	Jan Balance Remaining
<b>4A - Misc 1099 Contractors</b>			
Administration Manager	16,800.00	14,072.50	2,727.50
Data Update Project	2,000.00	0.00	2,000.00
<b>Total 4A - Misc 1099 Contractors</b>	<b>18,800.00</b>	<b>14,072.50</b>	<b>4,727.50</b>
<b>5. - LAKEWOOD AIRPORT OPERATIONS</b>			
License Registrations   Renewal			
PROFESSIONAL SERVICES - Airport	10,000.00	0.00	10,000.00
Airport Association Expenses	500.00	100.00	400.00
<b>Total 5. - LAKEWOOD AIRPORT OPERATIONS</b>	<b>10,500.00</b>	<b>100.00</b>	<b>10,400.00</b>
<b>6. - LAKEWOOD AIRPORT T-Hangars</b>			
Operations			
Equipment- T Hangars	500.00	0.00	500.00
Utilities			
Fire Alarm System Monitoring	3,000.00	2,976.25	23.75
Electricity	5,000.00	2,534.13	2,465.87
<b>Total Utilities</b>	<b>8,000.00</b>	<b>5,510.38</b>	<b>2,489.62</b>
Other Unspecifiable Services			
Airport - Fire Marshal Insp		225.00	-225.00
Other Unspecifiable Services - Other	500.00	0.00	500.00
<b>Total Other Unspecifiable Services</b>	<b>500.00</b>	<b>225.00</b>	<b>275.00</b>
<b>Total Operations</b>	<b>9,000.00</b>	<b>5,735.38</b>	<b>3,264.62</b>
<b>Total 6. - LAKEWOOD AIRPORT T-Hangars</b>	<b>9,000.00</b>	<b>5,735.38</b>	<b>3,264.62</b>
<b>7. - PROJECTS</b>			
ARPRT - LAKEWOOD AIRPORT			
Terminal Building		552.13	-552.13
ARPRT - LAKEWOOD AIRPORT - Other	64,660.00	0.00	64,660.00
<b>Total ARPRT - LAKEWOOD AIRPORT</b>	<b>64,660.00</b>	<b>552.13</b>	<b>64,107.87</b>
SIGNAGE - Ind Pk Signage Project	50,000.00	0.00	50,000.00
ROADWAY REPAVING - Schedule C	150,000.00	0.00	150,000.00
<b>Total 7. - PROJECTS</b>	<b>264,660.00</b>	<b>552.13</b>	<b>264,107.87</b>
<b>Total Expense</b>	<b>443,670.00</b>	<b>109,183.92</b>	<b>334,486.08</b>

# **RESOLUTION**

**WHEREAS**, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., permits the exclusion of the public from a meeting under circumstances; and

**WHEREAS**, this Industrial Commission of the Township of Lakewood is of the opinion that such circumstances presently exist.

**NOW, THEREFORE, BE IT RESOLVED** by the Industrial Commission of the Township of Lakewood in the County of Ocean as follows:

1. The public shall be excluded from discussion of private and confidential matters involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as hereinafter specified.
2. The general nature of the subject matter to be discussed is as follows:

<b>CONTRACT NEGOTIATIONS</b>	<input checked="" type="checkbox"/>
<b>PERSONNEL</b>	<input type="checkbox"/>
<b>LITIGATION</b>	<input checked="" type="checkbox"/>
<b>OTHER</b>	<input type="checkbox"/>
3. It is anticipated at this time that the above stated subject matter will be made public only when the reasons for discussing and acting on them in closed session no longer exists; said determination to be made by further resolution adopted by the Industrial Commission.
4. This resolution shall take effect immediately.

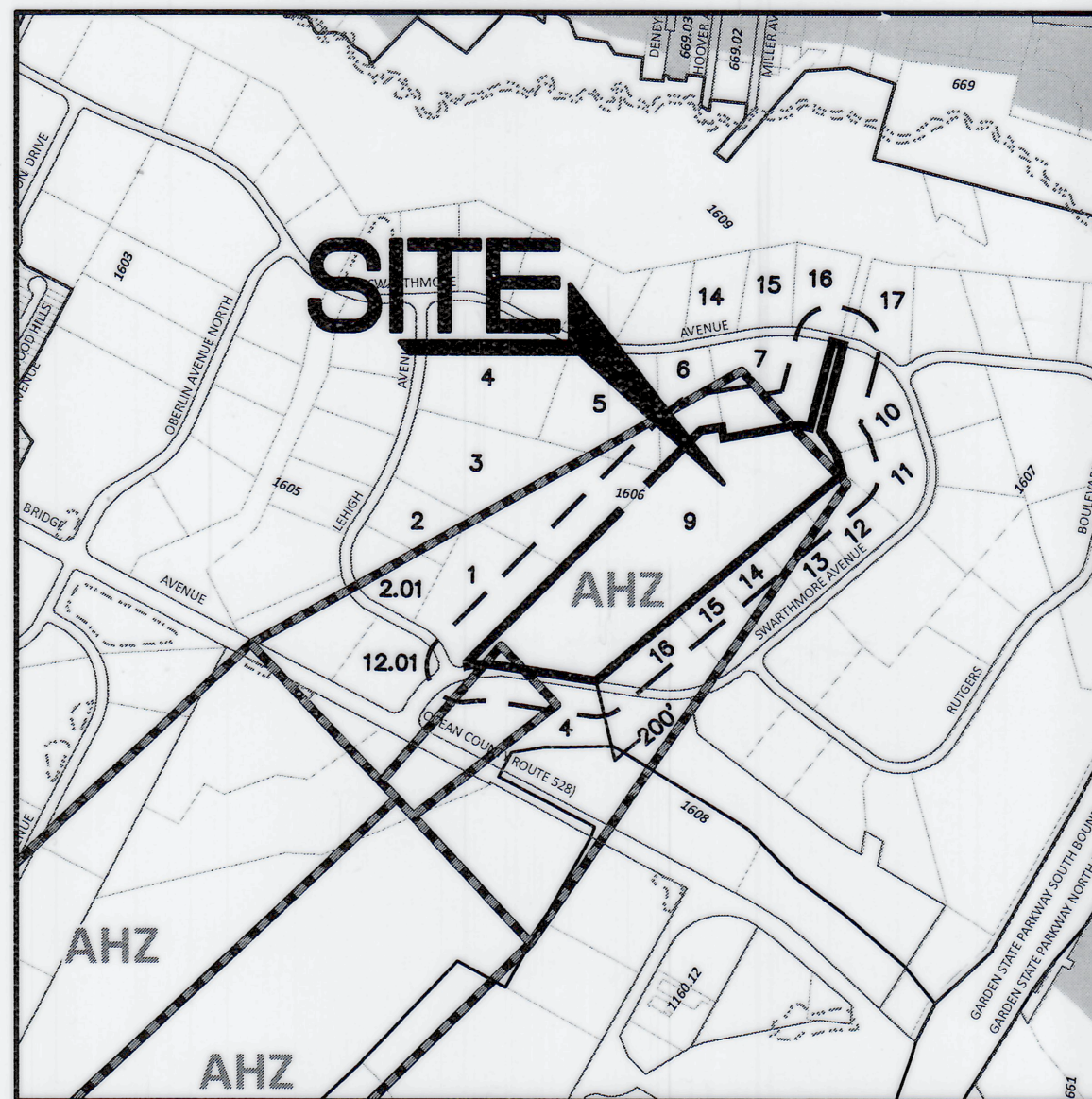
I hereby certify that the above is a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean, State of New Jersey, at its meeting held on the 11th day of December 2019.

---

**GREGORY B. STAFFORD-SMITH, Secretary**

Or Steven Reinman, Secretary's Designee





**ZONING MAP**  
SCALE: 1"=1,000'

WETLANDS LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°39'21"W	47.73'
L2	N64°00'09"W	77.02'
L3	N77°10'17"W	32.54'
L4	N69°29'52"W	61.02'
L5	N80°54'15"W	77.38'
L6	N78°58'29"W	80.28'
L7	N85°28'12"W	39.45'
L8	S61°51'31"W	27.73'
L9	N33°43'37"W	8.09'
L10	S89°59'42"W	4.71'
L11	S26°10'13"W	7.29'
L12	N78°51'57"W	36.70'
L13	S22°58'09"W	43.68'
L14	S64°19'37"W	62.42'
L15	S80°16'50"W	81.16'
L16	S82°33'07"W	74.49'
L17	S85°53'42"W	89.10'
L18	S73°11'34"W	88.33'
L19	S73°54'19"W	70.34'
L20	N44°22'48"W	42.69'
L21	S67°58'34"W	5.09'
L22	S06°01'01"E	43.56'
L23	S77°53'41"W	65.58'

**PROPERTY OWNERS LIST WITHIN 200 FEET**

TOWNSHIP OF LAKEWOOD		
Certified List of Property Owners within 200'		
BLOCK AND LOT	PROPERTY ADDRESS	OWNER'S NAME & ADDRESS
01605	200 Lehigh Avenue	Yeshiva Torah Menachem Inc Po Box 17 Lakewood NJ 08701
01606	195 Lehigh Avenue	Redco Associates LP 165 Mountain Avenue Lakewood NJ 08701
01606	145 Lehigh Avenue	Alpha Industrial Campus Condominium 145 Lehigh Avenue Lakewood NJ 08701
01606	1890 Swarthmore Avenue	Component Hardware Group Inc 1890 Swarthmore Avenue Lakewood NJ 08701
01606	1900 Swarthmore Avenue	Hamilton Partners LP 11 Fair Haven Road Rumson NJ 07760
01606	1920 Swarthmore Avenue	Swarthmore 1920 LLC Po Box 17 Lakewood NJ 08701
01606	Swarthmore Avenue	Lucy's Yeshiva Torah Menachem Inc 1900 Swarthmore Ave Lakewood NJ 08701
01606	1930 Swarthmore Avenue	Industrious Commission 321 Third Street Lakewood NJ 08701
01606	1942 Swarthmore Ave	Swarthmore 1942 LLC Po Box 17 Lakewood NJ 08701
01606	1950 Swarthmore Avenue	Swarthmore 1950 LLC Po Box 17 Lakewood NJ 08701
01606	1960 Swarthmore Ave	Manley, Henry D II 1960 Swarthmore Avenue Lakewood NJ 08701
01606	1970 Swarthmore Avenue	Swarthmore 1970 LLC Po Box 6219 Freehold NJ 07728
01606	1980 Swarthmore Avenue	Copco LLC 170 Ocean Ave Unit #4 Lakewood NJ 08701

BLOCK AND LOT	PROPERTY ADDRESS	OWNER'S NAME & ADDRESS
01906	1990 Swarthmore Avenue	Yeshiva Torah Menachem Inc 231 Third Street Lakewood NJ 08701
01608	Cedarbridge Avenue	Township Of Lakewood 231 Third St Lakewood NJ 08701
01609	1925 Swarthmore Avenue	Sporrelli LLC 1925 Swarthmore Ave Lakewood NJ 08701
01609	1935 Swarthmore Avenue	Swarthmore 1935 LLC Po Box 17 Lakewood NJ 08701
01609	Chambersbridge Road	Township Of Lakewood 231 Third St Lakewood NJ 08701

Sandy Hoffman  
331 Newman Springs Road  
Suite 325 Third Floor  
Red Bank, NJ 07701

Donna Short  
GIS Supervisor  
New Jersey-American Water Company  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Verizon-NJ, c/o Wireline Engineering  
999 W Main Street, Flr 2  
Freehold, NJ 07728

Cablevision of Morrmouth  
40 Pine St.  
Tinton Falls, NJ 07753

Lakewood Municipal Utility Authority  
390 New Hampshire Avenue  
Lakewood, NJ 08701

N.J. Dept. of Transportation  
1035 Parkway Avenue  
Trenton, NJ 08625

Lakewood Police Department  
911 Operator  
231 Third Street  
Lakewood, NJ 08701

N.J. Natural Gas Co.  
P.O. Box 1464  
Wall, NJ 07719

Ocean County Utility  
P.O. Box P  
Bayville, NJ 08721

Conrail  
Room 470 - 1000 Howard Blvd.  
Mt. Laurel Corporate Park  
Mt. Laurel, NJ 08054

N.J. Turnpike Authority  
Legal Dept.  
P.O. Box 5042  
581 Main Street  
Woodbridge, NJ 07095-5042

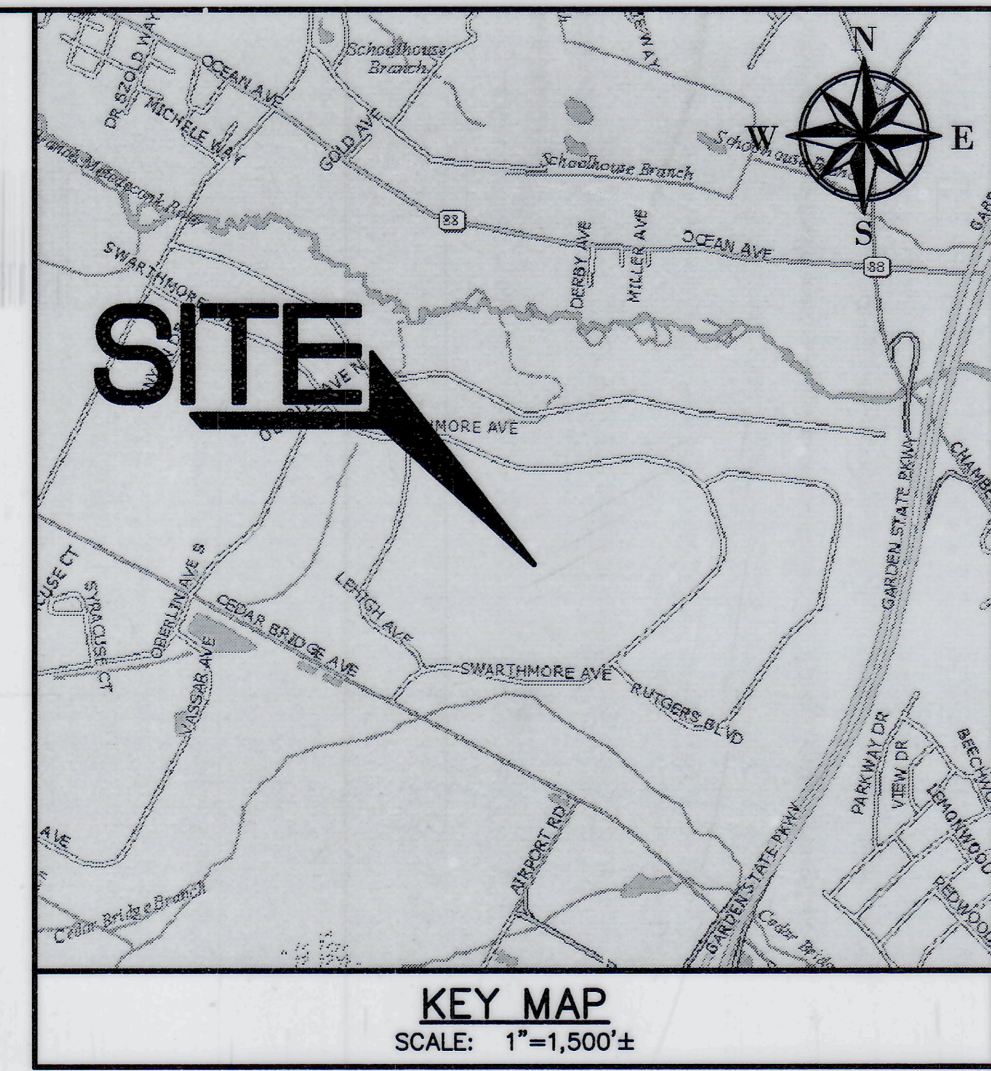
Ocean County Planning Board  
129 Hooper Avenue  
Toms River, NJ 08753

**GENERAL NOTES:**

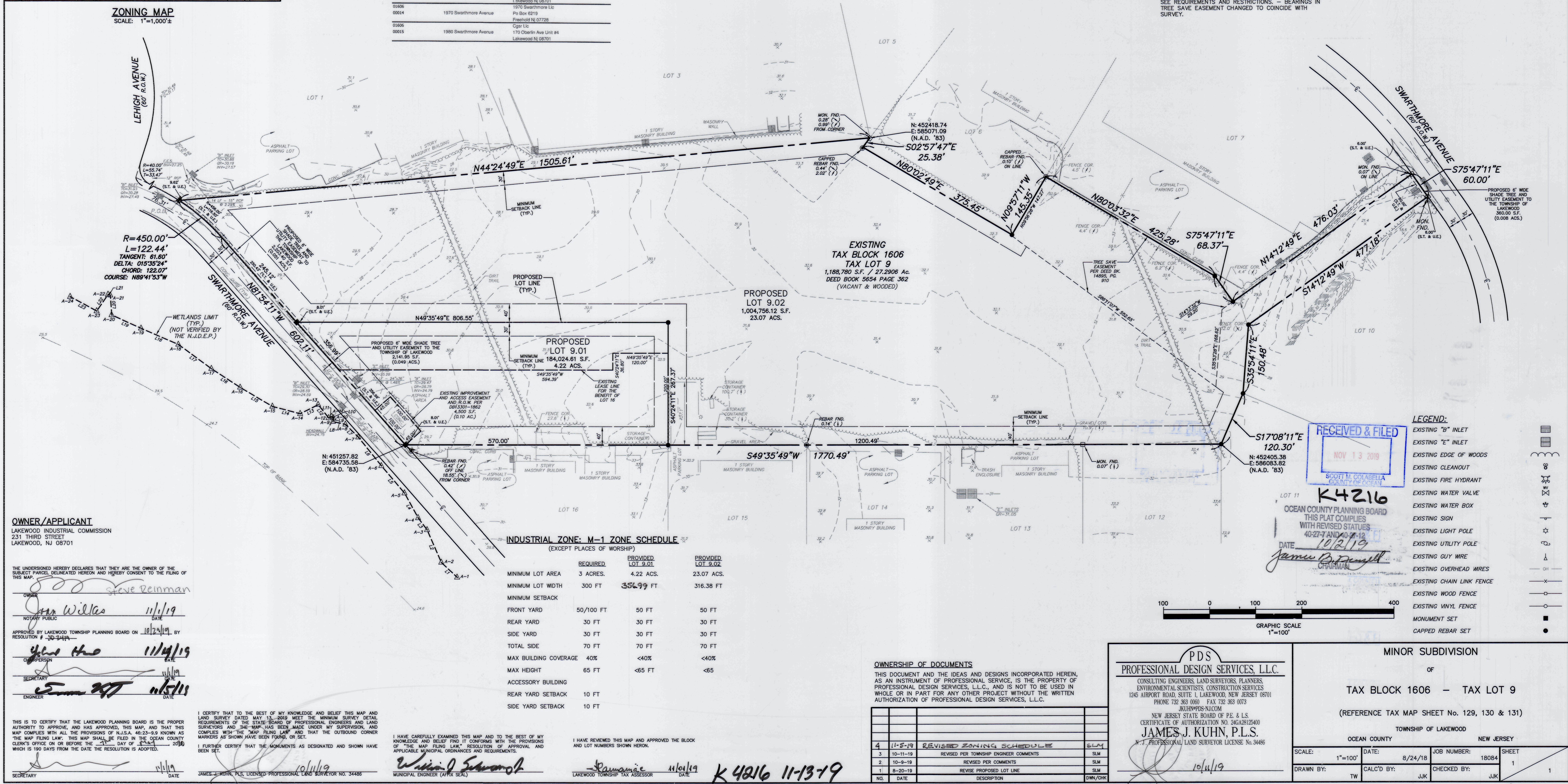
- OUTBOUND INFORMATION SHOWN PURSUANT TO A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY BLOCK 1606 - TAX LOT 9 (REFERENCE TAX MAP SHEET Nos. 129, 130 & 131) TOWNSHIP OF LAKEWOOD, OCEAN COUNTY, NEW JERSEY" PREPARED BY PROFESSIONAL DESIGN SERVICES, LLC, DATED AUGUST 24, 2018 AND REVISED THROUGH MAY 13, 2019.
- IT IS PROPOSED TO SUBDIVIDE LOT 9 INTO 2 NEW LOTS.
- OUTBOUND AND LOT CLOSURES MEET OR EXCEED A CLOSURE OF 1:10,000
- HORIZONTAL COORDINATES ARE BASED UPON N.A.D. 1983 HORIZONTAL DATUM.
- TOPOGRAPHY SHOWN HEREON IS IN GEODETIC DATUM (N.A.D. 1988), WHICH HAS BEEN DERIVED UTILIZING G.P.S. OBSERVATIONS.
- PROPOSED LOT NUMBERS TO BE APPROVED BY THE LAKEWOOD TAX ASSESSOR'S OFFICE.

**REFERENCES:**

- "LAKEWOOD INDUSTRIAL CAMPUS, TAX LOT 10, BLOCK 1606, LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY", FILED IN THE OFFICE OF THE OCEAN COUNTY CLERK ON MAY 27, 1999 AS MAP No. K-2915.
- "MINOR SUBDIVISION MAP, TAX MAP LOTS 6 & 9, BLOCK 1606, TOWNSHIP OF LAKEWOOD, OCEAN COUNTY, NEW JERSEY", FILED IN THE OFFICE OF THE OCEAN COUNTY CLERK ON JUNE 1, 2006 AS MAP No. L-3532.
- DEED BOOK 14895, PAGE 910 - GRANT OF CONSERVATION EASEMENT RESTRICTION/EASEMENT - SEE REQUIREMENTS AND RESTRICTIONS. - BEARINGS IN TREE SAVE EASEMENT CHANGED TO COINCIDE WITH SURVEY.



**KEY MAP**  
SCALE: 1"=1,500'



**OWNER/APPLICANT**  
LAKEWOOD INDUSTRIAL COMMISSION  
231 THIRD STREET  
LAKEWOOD, NJ 08701

THE UNDERSIGNED HEREBY DECLARES THAT THEY ARE THE OWNER OF THE SUBJECT PARCEL DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP.

OWNER: *Steve Reinman* 11/1/19  
NOTARY PUBLIC: *Jan Willes* 11/1/19

APPROVED BY LAKEWOOD TOWNSHIP PLANNING BOARD ON 10/24/19 BY RESOLUTION # 30-2449

COMMISSIONER: *Yusef Hsu* 11/14/19

SECRETARY: *Sammy* 11/1/19

ENGINEER: *James J. Kuhn* 11/13/19

THIS IS TO CERTIFY THAT THE LAKEWOOD PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED, THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.S.A. 40:23-9.9 KNOWN AS "THE MAP FILING LAW". THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE 21<sup>ST</sup> DAY OF NOV 2019 WHICH IS 180 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

SECRETARY: *Sammy* 11/1/19

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 13, 2019 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE "MAP FILING LAW" HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

JAMES J. KUHN, P.L.S., LICENSED PROFESSIONAL LAND SURVEYOR NO. 34486  
MUNICIPAL ENGINEER (AFFIX SEAL)

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW". RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

I HAVE REVIEWED THIS MAP AND APPROVED THE BLOCK AND LOT NUMBERS SHOWN HEREON.

LAKEWOOD TOWNSHIP TAX ASSESSOR: *Stamawie* 11/01/19  
DATE: *K 4216 11-13-19*

**OWNERSHIP OF DOCUMENTS**

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.

NO.	DATE	DESCRIPTION	DMR/CHK
4	11-5-19	REVISED ZONING SCHEDULE	SLM
3	10-11-19	REVISED PER TOWNSHIP ENGINEER COMMENTS	SLM
2	10-9-19	REVISED PER COMMENTS	SLM
1	8-20-19	REVISED PROPOSED LOT LINE	SLM

**PDS**  
**PROFESSIONAL DESIGN SERVICES, L.L.C.**  
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,  
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701  
PHONE 732 363 0001 FAX 732 363 0073  
JUNIOR/ASSOCIATE  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24628125400  
**JAMES J. KUHN, P.L.S.**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE NO. 34486  
10/11/19

**MINOR SUBDIVISION**

**TAX BLOCK 1606 - TAX LOT 9**

(REFERENCE TAX MAP SHEET No. 129, 130 & 131)

TOWNSHIP OF LAKEWOOD

OCEAN COUNTY NEW JERSEY

SCALE:	DATE:	JOB NUMBER:	SHEET
1"=100'	8/24/18	18084	1
DRAWN BY:	CALC'D BY:	CHECKED BY:	
TW	JUK	JUK	1



# RESOLUTION

**# 191202**

*Resolution of the Lakewood Industrial Commission authorizing performance of repairs to the The Historic Strand Theater building, an asset of the Lakewood Industrial Commission to maintain its structural integrity and physical appearance*

**WHEREAS**, the Lakewood Industrial Commission acquired the facility located at Block 93, Lot 14 (The Historic Strand Theater) by Deed dated March 22, 2019; and

**WHEREAS**, in order to maintain the structure's integrity and good condition as intended, the Lakewood Industrial Commission's Strand Theater Subcommittee, as appointed by the Chairman, sought proposals for performance of certain repair and maintenance work to the facility; and

**WHEREAS**, the following five (5) proposals were submitted by Aggressive Property Maintenance, the contractor that has provided maintenance in support this historic building for a number of years, to perform work that has been deemed to be a priority to assure safe use of the facility and its components and to maintain its structural integrity in the standards required:

1. Spackle & Painting Repairs for the Strand Theater Two Handicap Lobby Lavatories \$764.00
2. Work to Secure the Integrity of the Strand Theater Flooring at the Right Section Area Near the Orchestra \$3,350.00
3. Removal & Installation of New Stage Floor for Strand Theater \$5,779.00
4. Interior Painting & Maintenance for Common Areas to Keep Building Appearance Clean, Safe & in a Satisfactory Manner \$8,064.50
5. Roof & Gutter Deicing \$1,795.00

**NOW, THEREFORE BE IT RESOLVED** that the Lakewood Industrial Commission authorizes the expenditure of funds to effect the performance of any or all of these proposed projects to be paid with existing grant funds for such purposes under account UEZ 08-72 Strand Capital Expense G-02-48-755-155-211.

I hereby certify the above to be a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood, in the County of Ocean, and State of New Jersey at its meeting held on the 11th day of December 2019

---

**GREGORY B. STAFFORD-SMITH**, Secretary  
Steven Reinman as Secretary-Designee in the absence of the  
Secretary



# PROCLAMATION

**W**HEREAS, NEIL BROOKS, having served as Commissioner to the Lakewood Industrial Commission since his appointment on January 20, 2011, and

**W**HEREAS, Mr. Brooks has served responsibly and has maintained the highest standard of conduct in his representation of the Commission and on behalf of the residents of Lakewood in his involvement with fostering economic growth and providing employment opportunities for Lakewood residents, and

**W**HEREAS, during his term reappointments, Mr. Brooks served actively on the Commission, having maintained an outstanding attendance record at Commission functions and meetings, and

**W**HEREAS, Neil Brooks, having served as Chairman of the Commission's Park Control, Signs, Advertising and Promotion Committee and as an active and valuable member of the Commission's Finance, Client Review, and Contract Review Committees over his terms, has provided continued leadership to the Commission's operations consistently, diligently and unselfishly, and

**W**HEREAS, during his tenure as Commissioner, Lakewood has seen impressive trade and industrial growth as a result of the expansion and development of its industrial zones, developed under the auspices of the Lakewood Industrial Commission and its leadership, and

**W**HEREAS, Mr. Brooks' active participation and visionary actions, added to that of his peers, brought Lakewood into national recognition as a northeastern hub of a light, clean-industry and business community, having been ranked as the second largest municipally-operated industrial center in the state of New Jersey.

**T**HEREFORE, THE COMMISSIONERS OF THE LAKEWOOD INDUSTRIAL COMMISSION, HEREBY PROCLAIM OUR APPRECIATION IN RECOGNITION OF NEAL BROOKS' UNTIRING AND CONSISTENT EFFORTS EXHIBITED ON OUR BEHALF AND OF OUTSTANDING LEADERSHIP PROVIDED DURING HIS TENURE THEREBY HAVING BEEN CONCLUDED ON DECEMBER 31, 2019.

INDUSTRIAL COMMISSION OF THE TOWNSHIP OF LAKEWOOD

Signed: \_\_\_\_\_  
ROBERT KIRSCHNER, Chairman

Attest: \_\_\_\_\_  
GREGORY B. STAFFORD-SMITH, Secretary

December 11, 2019

# Lakewood Industrial Park continues to drive Lakewood's economic growth by attracting innovative corporate tenants

*Mad Atlantic R.E. Journal 11-84024-2019*

**LAKEWOOD, NJ** — Located just off the Garden State Parkway in Ocean County, and occupying over 2,000 acres, the **Lakewood Industrial Park** is the state's second largest industrial park. Since opening in the 1960s, this industrial, business and warehouse center has also been an example of how a professionally-planned and managed, large-scale commercial hub can serve as an economic engine and drive critical investment into a township without taxing its schools.

Under the watchful eye of the **Lakewood Industrial Commission (LIC)**, the government agency charged with overseeing the industrial parks and acting as a business community ombudsman on behalf of Lakewood Township, the Lakewood Industrial Park has experienced consistent growth by adapting to meet the needs of a changing marketplace. This proactive approach has created a diverse tenant roster that now includes 'last mile' e-commerce tenants, service providers and technology companies, including many that are coming to Lakewood and Ocean



**Lakewood Industrial Park**

County from outside the area.

"Companies are attracted to Lakewood because rental rates are half the cost found at facilities closer to New York City," said Ocean County Freeholder Joseph Vicari. "As an example, we have brought research companies into the park that create high-paying jobs for our highly motivated and educated workforce. The local employee base has a great work ethic and they have skills for today and for tomorrow."

The success of Lakewood Industrial Park has had a tremendous fiscal impact on Lakewood's municipal opera-

tions and the Ocean County labor market. The Park not only financially supports the township by generating substantial property tax revenues, but also significantly drives the labor market by creating over 10,000 local jobs and \$2 Billion in business each year. This revenue provides critical funding for public projects and services to keep pace with the population at what is New Jersey's fastest growing municipality. Critically important, the dollars contributed by the Lakewood Industrial Park to the township tax rolls serve as an essential offset to the many tax-exempt

properties in Lakewood.

Lakewood Industrial Park helped rescue Lakewood from economic ruin decades ago, fuels its resurgence into today, and is setting the township on solid financial footing for tomorrow.

"There's no question the Lakewood Industrial Park has played a pivotal role in growth of the township since it first debuted nearly six decades ago and its value to local government and residents can't be overstated," said **Peter Sudler**, president and CEO of **The Sudler Companies**, the park's largest property owner. "First and foremost, as the township's largest commercial tax contributor, it's been an economic powerhouse that's enabled Lakewood to fund and invest in municipal programs and improvements to support an expanding population — all with minimal burden on local homeowners. Maintaining the integrity of the park as a commercial center is vital to continuing to drive growth in this community moving forward."

"Lakewood Industrial Park is an incubator — it grows com-

mercial properties without taxing town resources, allowing the area to flourish," adds Freeholder Vicari. "At present, 60% of Ocean County's residents travel outside of Ocean County. Our goal is to attract more business entities to the region so that more people can live and work within the county. My prediction is that as businesses get more sophisticated as time goes on, more and more corporations will go where the talented workforce is, and that is Ocean County."

Corporations and industrial companies continue to bring new investment, commerce and tax revenue to the Township. The types of businesses that are coming in are evolving to include e-commerce and tech companies. "As the region's economic engine moved from manufacturing to e-commerce, the Lakewood Industrial Park has become a magnet for the 'last mile' e-commerce center for online retailers. In addition, we have had an influx of technology companies and other commercial entities," said **Glen Jaffe**, real estate agent, **Sheldon Gross Realty**. ■

# Labeling solutions provider expands Lakewood manufacturing facility

By: *Linda Lindner*

November 21, 2019 6:46 am



Luminer Facility in Lakewood. – LUMINER

Luminer, a labeling solutions provider, said Tuesday it completed an expansion of its primary manufacturing facility in Lakewood — adding 20,000 square feet of multi-purpose space, bringing the plant's total square footage to 50,000.

**Luminer** said the expansion allows the company to accommodate its growing extended content label (ECL) business, creating floor space for a state-of-the-art ECL production line and more than doubling Luminer's ECL manufacturing capacity.



Luminer specializes in extended content labels for pharmaceutical ethical and OTC packaging, clinical trials and various other narrow web applications for the cosmetics, food and beverage, and chemical sectors.

Slated for delivery in the coming weeks, the equipment's modernized inserting and movable print and die stations will further widen Luminer's ECL production flexibility.

The expansion also allows Luminer to segregate its quality inspection processes into a 7,000-square-foot climate-controlled, independently managed production cell, complete with two new inspection units equipped with 100 percent inspection capabilities.

## Linda Lindner

Linda Lindner covers real estate and is the managing editor for NJBIZ.

## PS&S purchases DW Smith Associates in strategic expansion

By: *Linda Lindner*

November 21, 2019 8:27 am

Warren-based PS&S, a full-service architecture, engineering, design, and environmental firm, said Wednesday it purchased DW Smith Associates, a multi-discipline professional design and engineering consulting firm.

DW Smith Principals Jennifer Nevins, Timothy Lurie and Thomas Murphy will join the PS&S senior management team. PS&S will merge its regional office in Wall with DW Smith's current headquarters, also based in Wall.



DW Smith will continue to operate under the DW Smith name for the near-term.

"We are excited to bring the immense talent of DW Smith into the PS&S family," said John Sartor, chief executive officer of PS&S. "We've had the pleasure of working alongside DW Smith on projects for several mutual clients. The talented team of DW Smith will help us expand our energy, utility, and community association practices. This will also allow us to continue to provide the highest quality work within the Northeast region and beyond."

Together, PS&S and DW Smith will provide architectural, engineering, surveying, design and environmental services in the science and technology, energy and utility, real estate – residential, commercial and community associations – transportation and education sectors, for both public and private clients throughout the United States.

"Combining our firm with PS&S was truly a natural extension of our current working relationship," said Jennifer Nevins, principal of DW Smith Associates. "Our cultures are so closely aligned and given PS&S' reputation in the industry we couldn't imagine a more appropriate partner. The synergy brought by combining our talents will enable our combined firm to better serve existing clients and enhance our depth of offerings to current and potential clients."



**Linda Lindner**

Linda Lindner covers real estate and is the managing editor for NJBIZ.

ReadyRefresh® by Nestlé®  
#216  
6661 Dixie Hwy, Suite 4  
Louisville, KY 40258

247



0013130 13,130  
LAKEWOOD INDUSTRIAL COMMISSION  
#12  
231 3RD ST  
Lakewood NJ 08701-3220

November 20, 2019

Dear LAKEWOOD INDUSTRIAL COMMISSION,

We've got some refreshingly BIG news to share! **Nestlé Waters North America Inc.** just purchased ~~the operations~~ of your current beverage provider, **Watchung Beverage Delivery**. Going forward, Nestlé Waters' home delivery service ReadyRefresh® will be servicing your beverage delivery needs.

At ReadyRefresh®, we don't just deliver beverages. We deliver convenience by the truckload. Our commitment to simplifying your life and earning your trust is never-ending. Anything we can do to make your life easier and keep you hydrated... consider it done! **Speaking of done... there's literally nothing you need to do! Your orders will simply continue to appear on your doorstep as scheduled.**

***So, Water You In For?***

- Your current product prices will not change at this time.
- You will continue to be billed by Watchung as you always have been.
- You will notice our delivery trucks and uniforms will now represent ReadyRefresh®.
- We will always notify you of any future changes to your products, pricing, and billing in writing.

For questions or concerns please **contact:**

Watchung Beverage Delivery  
1900 Swarthmore Avenue  
Lakewood, NJ 08701

Toll-free: 1-800-624-0081  
Fax: 732-905-6782  
Email: [info@watchungspring.com](mailto:info@watchungspring.com)  
Website: <https://wswdelivery.com>

We look forward to servicing your hydration needs and exceeding your expectations.



Stay Hydrated!  
Your Friends at ReadyRefresh®