

LAKWOOD INDUSTRIAL COMMISSION

Regular Business Meeting

April 22, 2020

Time and Place: 11:30 AM Remote via Town Hall Streams
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.*

Due to constraints imposed by the State of New Jersey and the Township of Lakewood in their efforts to contain the COVID-19 pandemic, the determination has been made that the Lakewood Industrial Commission shall comply and that any meetings of the Lakewood Industrial Commission shall be conducted remotely and shall provide access to the public via electronic means until further notice.

- 1 **ROLL CALL:**
 - Presiding:
- 2 **MINUTES:**
 - February 19, 2020
- 3 **FINANCE:**
 - April 22, 2020
- 4 **EXECUTIVE DIRECTOR'S REPORT:**
 - **Steven Reinman, Executive Director**
 - CARES Act
 - Strand Building Boiler Replacement -
 - Lakewood Airport - Terminal Trailer Acquisition and installation
 - Lakewood Airport - Helipad Grant
 - Lakewood Airport - FBO Discussions
 - Purchase of Equipment (Airport | Park & Ride)
 - P3 Conference - Public Private Partnership Conference [https://thep3conference.com/] SR/GSS
 - LIPAC meeting with Mayor Coles and Liaison - Committeeman D'Elia.
 - 17-acre tract (Northeast Parkway Acquisition Area) NJDEP process to add to Industrial Node (intent: commercial | industrial development affecting pervious to impervious lot coverage)
- 5 **ATTORNEY'S REPORT:**
 - **Sean T. Kean, Esq**
- 6 **OLD BUSINESS:**
 -
- 7 **NEW BUSINESS:**
 -
- 8 **COMMENTS FROM THE PUBLIC:**
 -
- 9 **CONSENT AGENDA RESOLUTIONS:**
 - None Scheduled
- 10 **RESOLUTIONS (Non Consent):**
 - 200401 • Resolution Authorizing the Purchase of Equipment and Award of Contract for Purchase of Equipment from Foley CAT / Foley, Inc. for use in Airport Maintenance and Park & Ride construction.
 - 200402 • Resolution authorizing the acquisition a trailer for location at Lakewood Airport to be utilized as a temporary terminal structure.
 - 200403 • Resolution authorizing Award of Contract to Acer Trailer Sales under the Non-Fair and Open Process for the purchase of one(1) 24X56 Office Trailer | Delivery | Basic Installation/Placement/Seaming)
 - Litigation & Contract Negotiations
- 11 **CLOSED SESSION:**
 -
- 12 **COMMENTS FROM THE CHAIRMAN:**
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- 13 **COMMENTS FROM THE COMMISSIONERS:**
 -
- 14 **ADJOURNMENT:**
 -

PUBLIC MEETING ACCESS Information:

Online access (link) to the meeting is as follows:

[Lakewood Industrial Commission 4/22/20 11:30AM](#)

Public Comment (during the meeting) email to:

LICComments@lakewoodnj.gov

Next scheduled meeting of the LIC: May 13, 2020

LAKWOOD INDUSTRIAL COMMISSION

BILL LIST

APRIL 22, 2020

(March and April 2020 Bills)

Num	Name	Memo	Amount
MARCH 2020 BILLS			Released 3/18/20
Lakeland - LIC Operations			
3825	MODC	Lakewood Industrial Commission - Membership Renewal 030120-022821	\$ 270.00
3826	JCP&L (Power Usage)	100 117 221 182 Airport T-Hangars 020520-030420	\$ 253.72
3827	Frantasy Enterprises, LLC	Marketing and Public Relations Services March 2020	\$ 2,000.00
3828	Duvy's Media LLC	Inv 26245 - thru 1/31/20	\$ 209.25
3829	Select Security	69626 annual fire alarm inspection services	\$ 745.00
3830	Select Security	69626 Inv#2358018 Fire Alarm System Monitoring 4/1/20-6/30/20 Hangars A, B & C	\$ 495.00
3831	Cleary Giacobbe Alfieri & Jacobs	Inv# 78583 - Legal Services Provided through 2/29/20	\$ 2,310.00
3832	Israel Reinman	Auto Allowance + OOP Reimb	\$ 971.77
3833	Anita Doyle as Agent of LIC	Replenishment of Petty Cash on Hand	\$ 179.51
3834	Anita B. Doyle	Aedmin Management Services Provided 2/1/20-2/29/20 + Reimb OOP	\$ 1,383.98
3835	Wings Agency	Policy# 12001231 - Deposit on Insurance Policy - LIC / Lakewood Airport	\$ 1,941.25
Total Lakeland - Operating 680401404 - Other			Total LIC Operations Account: \$ 10,759.48
Lakeland - Strand APARTMENTS			
185	JCP&L (Power Usage)	100 021 180 490 Strand Apartments Common Areas	\$ 205.24
186	Aggressive Property Maintenance	Payment Inv# 38336-38276-38251-38247-38302-38303-38349	\$ 2,486.28
Total Lakeland - Strand APARTMENTS			Total Strand Apartments Account: \$ 2,691.52
			Total Bills Paid on 3/18/20: \$ 13,451.00
APRIL 2020 BILLS			Checks dated 4/22/20 for release 4/22/20
Lakeland - LIC Operations			
3837	Frantasy Enterprises, LLC	Marketing and Public Relations Services April 2020	\$ 2,000.00
3838	Integra Realty Resources	Appraisal / Valuation Services	\$ 6,458.75
3839	Cleary Giacobbe Alfieri & Jacobs	Legal Services Inv 80044	\$ 3,125.20
3840	Holman Frenia Allison PC	Audit Service fye 12/31/2019	\$ 2,020.00
3841	Israel Reinman	Executive Director Travel Allowance April 2020	\$ 500.00
3842	Anita B. Doyle	Reimbursement of Out of Pocket Expenses - purchase of LIC dedicated equipment Dell XPS13	\$ 1,539.49
3843	Anita B. Doyle	030120-033120 Services Provided as Administration Manager	\$ 940.00
3844	(APP)	ASB2162 Public Notice- Meeting of 4/2/20	\$ 62.90
3836	Acer Ttrailer Sales	Mobilization - 24X56 Terminal Trailer (Lakewood Airport)	\$ 30,000.00
			Lakewood Industrial Commission - Operations 4/22/20 \$ 46,646.34
Lakeland - Strand APARTMENTS			
188	Aggressive Property Maintenance	Strand Theater Building Maintenance and Service Calls -4/14/20 (list attached)	\$ 3,006.28
189	JCP&L (Power Usage)	Common Areas - Electrical Service 2/20-3/20	\$ 183.67
190	NJ American Water Company	Water Service - Apartments & Theater	\$ 659.97
191	NJ American Water Company	Water Service - Fire Service Strand Theater Building	\$ 179.64
192	NJ American Water Company	Water Service - Gallery	\$ 63.21
193	Ozane	Pest Control Services 3/17/20 (monthly)	\$ 115.00
			LIC - Strand Apartments Account \$ 4,207.77
Total April Bill List			\$ 50,854.11

TOTAL Bills for formal approval: \$ 64,305.11

RESOLUTION

200401

*Resolution of the Lakewood Industrial Commission authorizing the purchase of equipment accessory
Caterpillar Model: 938K Work Tools Rake, 120", DTC, Fusion*

WHEREAS, the Lakewood Industrial Commission by virtue of N.J.S.A. 40:55-B-1 et seq., is statutorily charged with, among other duties, promoting the economic well-being, industrial and economic development of the Township; and

WHEREAS, in an effort to enhance economic development efforts and job retention within Lakewood Township, the Industrial Commission has undertaken Projects such as improvement of Lakewood Airport's services and facilities as a municipal airport and creation of areas of parking to enhance vehicular movement which are deemed to be beneficial in the overall scheme of improving Lakewood's industrial parks and its purpose to generate commerce and employment opportunities for the region; and

WHEREAS, it is determined that it is prudent to invest in equipment which would be used to maintain areas of Lakewood Airport and a proposed Park & Ride as well as other areas that require vegetative maintenance to provide safe movement within their respective spaces; and

WHEREAS, the Lakewood Department of Public Works (LTDPW) has the capability of providing the expertise, equipment and to assign personnel by schedule to provide services to Lakewood Township and its agencies and which owns heavy machinery that can perform what is required to maintain vegetative growth at Lakewood Airport and to develop the planned Park & Ride; and

WHEREAS, Foley Cat (Foley, Inc. 855 Centennial Avenue, Piscataway, NJ 08854) is able to provide, under their Sourcewell co-operative purchasing contract # 032119-CAT, the heavy equipment accessory needed to attach to the LTDPW's existing machinery.

NOW THEREFORE, BE IT RESOLVED, that the Lakewood Industrial Commission be and shall authorize the purchase of one (1) Caterpillar Model: 938K Work Tools Rake, 120", DTC, Fusion (Grappler) for the purposes described above at an amount not to exceed \$23,900 from Foley, Inc.. Adequate funds are available to complete this transaction.

BE IT FURTHER RESOLVED that the Lakewood Industrial Commission shall amend its 2020 operating budget to increase the appropriation to the line item for Lakewood Airport in an amount of \$24,000.00.

BE IT FURTHER RESOLVED that the Executive Director has the authority to execute any and all documents on behalf of the Lakewood Industrial Commission to conclude this transaction.

I hereby certify the above to be a true copy of a resolution adopted by the Industrial Commission of the Township of Lakewood, Ocean County, New Jersey at its meeting held on the 22nd day of April, 2020.

GREGORY B STAFFORD-SMITH, Secretary
or Steven Reinman, as Secretary-designee, in the
absence of the Secretary

RESOLUTION

200402

Resolution of the Lakewood Industrial Commission authorizing the purchase of a temporary terminal (operations) trailer to be installed at Lakewood Airport.

WHEREAS, the Lakewood Industrial Commission by virtue of N.J.S.A. 40:55-B-1 et seq., is statutorily charged with, among other duties, promoting the economic well-being, industrial and economic development of the Township; and

WHEREAS, in an effort to enhance economic development efforts and job retention within Lakewood Township, the Industrial Commission has undertaken Projects such as improvement of Lakewood Airport's services and facilities as a municipal airport which is deemed highly beneficial in the overall scheme of improving Lakewood's industrial parks and the Commission's mission to generate commerce and employment opportunities for the region; and

WHEREAS, the operations building located at Lakewood Airport was determined to have become unsightly and unsafe and was razed and removed from its long-time location at the entrance to Lakewood Airport, leaving the Airport administrative operations and tenants with no suitable shelter space within which to carry on their operations; and

WHEREAS, it is determined that the acquisition of a temporary airport terminal trailer is prudent to allow for operations at Lakewood Airport to perform as needed and which is intended to be replaced with a permanent structure in the future; and

WHEREAS, the Lakewood Industrial Commission wishes to acquire such a terminal trailer to provide safe shelter to the users of the municipal airport and to encourage the use of Lakewood Airport as a hub by bringing in and doing business in the Lakewood Industrial Parks; and

WHEREAS, it is estimated, that to acquire such a structure, the costs to purchase and install same is approximately \$40,000.

WHEREAS, adequate funds for this acquisition are available in Industrial Commission accounts.

NOW THEREFORE, BE IT RESOLVED, that the Lakewood Industrial Commission be and shall authorize the acquisition of one (1) office trailer to serve as a temporary airport terminal structure;

BE IT FURTHER RESOLVED that the Lakewood Industrial Commission shall amend its 2020 operating budget to increase the appropriation to the line item under Lakewood Airport by an amount of \$40,000.

BE IT FURTHER RESOLVED that the Executive Director has the authority to execute any and all documents on behalf of the Lakewood Industrial Commission to conclude this transaction as deemed necessary.

I hereby certify the above to be a true copy of a resolution adopted by the Industrial Commission of the Township of Lakewood, Ocean County, New Jersey at its meeting held on the 22nd day of April, 2020.

GREGORY B STAFFORD-SMITH, Secretary
or Steven Reinman, as Secretary-designee, in the
absence of the Secretary

RESOLUTION

200403

Resolution of the Lakewood Industrial Commission authorizing award of contract under the non-fair and open process to ACER TRALER SALES for the purchase of a temporary terminal (operations) trailer to be installed at Lakewood Airport

WHEREAS, the Lakewood Industrial Commission by virtue of N.J.S.A. 40:55-B-1 et seq., is statutorily charged with, among other duties, promoting the economic well-being, industrial and economic development of the Township; and

WHEREAS, in an effort to enhance economic development efforts and job retention within Lakewood Township, the Industrial Commission has undertaken Projects such as improvement of Lakewood Airport's services and facilities as a municipal airport which is deemed highly beneficial in the overall scheme of improving Lakewood's industrial parks and the Commission's mission to generate commerce and employment opportunities for the region; and

WHEREAS, the operations building located at Lakewood Airport was determined to have become unsightly and unsafe and was razed and removed from its long-time location at the entrance to Lakewood Airport, leaving the Airport administrative operations and tenants with no suitable shelter space within which to carry on their operations; and

WHEREAS, it is determined that the acquisition of a temporary airport terminal trailer is prudent to allow for operations at Lakewood Airport to perform as needed and which is intended to be replaced with a permanent structure in the future; and

WHEREAS, the Lakewood Industrial Commission wishes to acquire such a terminal trailer to provide safe shelter to the users of the municipal airport and to encourage the use of Lakewood Airport as a hub by bringing in and doing business in the Lakewood Industrial Parks; and

WHEREAS, ACER TRAILER SALES, 19 Empire Lane, Lakewood, NJ 08701 has submitted its estimate to provide one 24X56 Office Trailer (to include delivery to and placement at the Lakewood Airport site) for the sum of \$33,900 (thirty three thousand, nine hundred and 00/100 dollars).

WHEREAS, adequate funds for this acquisition are available in Industrial Commission accounts.

NOW THEREFORE, BE IT RESOLVED, that the Lakewood Industrial Commission be and shall purchase one 24X56 Office Trailer as proposed from ACER TRAILER SALES for the sum not to exceed \$33,900 (thirty three thousand, nine hundred and 00/100 dollars) in compliance with N.J.S.A. 19:44A-20.4 et seq (under the Non-Fair and Open Process);

BE IT FURTHER RESOLVED that the Executive Director has the authority to execute any and all documents on behalf of the Lakewood Industrial Commission to conclude this transaction as deemed necessary.

I hereby certify the above to be a true copy of a resolution adopted by the Industrial Commission of the Township of Lakewood, Ocean County, New Jersey at its meeting held on the 22nd day of April, 2020.

GREGORY B STAFFORD-SMITH, Secretary
or Steven Reinman, as Secretary-designee, in the
absence of the Secretary