The meeting was called to order at 12:12 PM by Chairman Robert Kirschner.

Presiding: Chairman Robert Kirschner
Present: Commissioners Neil Brooks, Justin Flancbaum and Gregory Stafford-Smith
Absent: Commissioners Jeffrey Golub, Shlomo Katz and Charles Silberberg

Also in attendance: Executive Director Steven Reinman, Secretary-Designee Anita B. Doyle, Attorney Sean Gertner, Township, Township Engineer Jeffrey Staiger, Publicist Frances Kirschner

APPROVAL OF MINUTES OF THE FEBRUARY 23, 2011 MEETING:
Flancbaum/Stafford-Smith – Motion to approve the minutes as written. Carried.

STATEMENT OF ACCOUNTS:
Anita Doyle reviewed the Statement of Accounts with the Commissioners. Interest received on LIC accounts is negligible. The remaining balances of the accounts are very low.

Mr. Reinman added that if no changes of circumstances are imminent, we should consider freezing the spending lines and transfer Lakewood Township obligations to the Township.

Mr. Stafford-Smith suggested that we should send notification to the Township in writing. It was agreed that by May, we should have a better idea of our financial health.

Flancbaum/Brooks – Motion to accept the Statement of Accounts as provided. Carried

BILL LIST:
The following bills were presented for payment approval to be paid from Industrial Commission budgeted funds:

<table>
<thead>
<tr>
<th>Num</th>
<th>Name</th>
<th>Memo</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2585</td>
<td>Frantasy Enterprises, LLC</td>
<td>Marketing and Public Relations Services March, 2011</td>
<td>$ 2,000.00</td>
</tr>
<tr>
<td>2586</td>
<td>Frantasy Enterprises, LLC</td>
<td>Marketing and Public Relations Services April, 2011</td>
<td>$ 2,000.00</td>
</tr>
<tr>
<td>2587</td>
<td>Anita B. Doyle</td>
<td>as Administrator of Accounts - March &amp; April 2011</td>
<td>$ 800.00</td>
</tr>
<tr>
<td>2588</td>
<td>Israel Reinman</td>
<td>Car Allowance - March &amp; April 2011</td>
<td>$ 800.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Purchase of Main Office Equipment - Dell Vostro V130 includes Office</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pro 2010, Case, External DVD Drive, Wireless Logitech Mouse</td>
<td></td>
</tr>
<tr>
<td>2589</td>
<td>Dell, Inc.</td>
<td>Inv# 30444 &amp; 30445 Professional Services through 2/28/11</td>
<td>$ 790.00</td>
</tr>
<tr>
<td>2590</td>
<td>Gertner Mandel &amp; Peslak, LLC</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Bill List Total: $ 7,618.46
**LAKEWOOD INDUSTRIAL COMMISSION**

**MINUTES**

**OPEN SESSION**

MEETING OF: March 23, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

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Stafford-Smith/Flanciaum – Motion to pay items 2585-2590 from the Lakewood Industrial Commission’s checking account (** ***** 5890 **).

On Roll Call:

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Yea</th>
<th>Nay</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooks, Neil</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flanciaum, Justin</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golub, Jeffery</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Katz, Shlomo</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Silberberg, Charles</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Stafford-Smith, Greg</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kirschner, Robert</td>
<td>X</td>
<td>-</td>
<td>Abstain from vote on # 2585 &amp; 2586</td>
</tr>
</tbody>
</table>

Motion carried by approval of majority of members eligible to vote.

**EXECUTIVE DIRECTOR’S REPORT:**

1. The **OPEN PUBLIC MEETINGS ACT** is in the process of undergoing changes. Mr. Reinman deferred to the attorney to review the changes proposed and how they may affect Lakewood Industrial Commission business.

2. **LAKEWOOD AIRPORT**

   The Director of Lakewood Airport is following through in Grant projects that have already been approved by the Federal Aviation Administration (FAA) and NJ Department of Transportation (Aviation Division)

   The Environment Assessment (EA) report has been presented. There is no knowledge of objections from the public. Waiting for issuance of a final letter regarding the Pine Snake matter.

   The active projects at this time include:

   - Lighted Wind Cone
   - AWOS has been installed (Automated Weather Observing System). Mr. Reinman advised that Commissioners that he would provide the web page to access the Weather information relative to Lakewood Airport and other airports having this system installed
   - REILs (Runway End Illumination Lighting). Once the Environmental Assessment is complete and hopefully lands will be deemed as non-sensitive, runway end lighting can be installed.
   - Helipad (Design Phase and Permitting) – we are in negotiation with a Helicopter Service Operator to come and base out of Lakewood Airport.
Next will be the Land Release that would open up “other” lands for development. These lands being considered “prime” lands fronting on the Garden State Parkway lands (Exit 89 and new southbound entrance system).

3. INFRASTRUCTURE PLANNING GROUP (Future Planning – Utilities):
Recently, meetings have taken place with JCP&L to get them into the scope. Water/Sewer: Strides have been made regarding changing of practices. By the next meeting, we may have news on new infrastructure. Mr. Stafford-Smith noted that if they continue this relationship, they could use the process as a benchmark for other locations.

ATTORNEY’S REPORT:
Mr. Gertner: Lakewood Industrial Commission is an independent agency but follows Municipal Guidelines.
Upcoming changes to the Open Public Meetings Act (Sunshine Law) include:
- The requirement to store certain records and (recording) tapes. There is no requirement to tape meetings, but if the meetings are recorded, the medium must be stored and presented upon request.

Mr. Gertner made the recommendation: Until the Township makes a global change in their policies, we should not be the first (to stop recording our meetings). The cost factor of storage will eventually become prohibitive to all and global changes will eventually take place.

Coni-Seal correspondence will go out regarding some of the findings following an on-site inspection of the property that they are requesting to be released from Lease. It is imperative that the property be returned to the Lakewood Industrial Commission in its original condition. It was suggested that perhaps we leave the pavement that was installed on the property for use by the next occupant of the building.

Comment included: (1) did they construct the paved area for parking without proper permits? It was recommended that Planning Board files be reviewed for the Planning Board resolution and conditions of Coni-Seal’s expansion project in 1997 (SP#1471).

Stafford-Smith/Flanbaum - Motion to authorize the Executive Director to generate correspondence to Coni-Seal and upon OK by the Chairman, the letter can be released.

CORRESPONDENCE:
Iorio Construction: Letter of objection to the placement of schools in the Lakewood Industrial Park was reviewed as to content. It was deemed by the Commissioners that no formal response to Mr. Iorio was necessary. Mr. Reinman indicated that discussions are underway to develop alternative sites for schools so as not to break up the “heart” of
Lakewood’s commercial areas. Mr. Stafford-Smith added that there are serious safety issues in having schools in the middle of large truck/industrial traffic. There needs to be a review and insight into the overall picture of what would develop. Industrial Park activity is not conducive to operation of schools. Questions were posed as to what happened to development of proposed school zones.

The matter should be analyzed further to identify that truck traffic should not compete with bus, children and pedestrian traffic. There needs to be a proactive approach taken to help find other areas where very large schools can locate and operate.

Suggestion that there be established a new infrastructure group to come up with a solution. There exist safety issues. These existing safety issues discourage relocation of new businesses to the Lakewood Industrial Park.

It was commented upon that this school is the biggest school in town. The location of schools is a permitted use in all zones in Lakewood which means that it is also permitted in the industrial park. We shouldn’t take an adversarial stance. Leave it up to the professionals to plan a suitable solution.

Another concern was: how do we protect the assets of the industrial community?

Comment: At some point, someone needs to make a decision. The intersection at Cedar Bridge Avenue and Oberlin Avenues contains a huge traffic issue at this time.

Recommendation: We generate a letter addressed to the Township Committee advising that such a letter (Iorio’s) was received and to offer to assist the town in proactively planning for safety and the maintenance of the integrity of the industrial zone and industrial community.

Discussion continued.

There was discussion of the issue of allowing schools to locate on upper floors of industrial facilities (hazardous materials may be used in processes on the ground level plant). This issue should be deferred to Township professionals.

Stafford-Smith/Brooks- MOTION to generate correspondence to the Township Committee reflecting that the LIC received a letter from Iorio Realty identifying an issue and indicate that the LIC is willing to form a committee to develop a proactive way to direct future activities and plans for development in the industrial zones. That the LIC has a fiduciary obligation to maintain the integrity of the industrial parks. Attach Iorio’s letter as part of the support documentation. Motion is Carried.
COMMITTEE REPORTS:

(1). Site Review Committee – GSS, Committee Chairman
Northern Ocean Recycling Center Courtesy Site Plan. Mr. Stafford-Smith referenced that we suggest that they (Ocean County) utilize shared services instead of building a new wash facility as indicated on the site plan. This sharing of services would stop the duplication of expenses if they could utilize the John Franklin facility / Lakewood DPW. It was clarified that the County is under no obligation to abide by local recommendations.

- The LIC recommends the entering into shared services.
- Ask the Director to reach out to the County and see what efforts have been made regarding use of shared services.
- Contact Public Works to see what they say about a contract with the County.
- Mr. Reinman will make phone calls to Ocean County and DPW

[FINAL DETERMINATION ON THE MATTER: CONTACT WAS MADE WITH BOTH ENTITIES BY MR. REINMAN AND IT WAS DETERMINED THAT THE JOHN FRANKLIN FACILITY COULD NOT HANDLE THE COUNTY’S PURPOSES REGARDING THE VEHICLE WASHING NEEDED]

OLD BUSINESS

SUBCOMMITTEE APPOINTMENTS FOR THE YEAR 2011.
Mr. Kirschner made Chairman’s appointments to the LIC’s subcommittees for the year 2011 as follows:

Finance Committee: SHLOMO KATZ, Committee Chairman
    Justin Flancbaum
    Neil Brooks

Site Review Committee: GREG STAFFORD-SMITH, Committee Chairman
    Shlomo Katz
    Jeff Golub

Client Review Committee: JUSTIN FLANCBAUM, Committee Chairman
    Greg Stafford-Smith
    Neil Brooks

Park Control, Signs, Advertising and Promotion: NEIL BROOKS, Committee Chairman
    Charles Silberberg
    Jeff Golub

Airport Management and Development: JEFF GOLUB, Committee Chairman
    Charles Silberberg
    Neil Brooks
PUBLIC COMMENTS:

Fran. Kirschner (Frantasy Enterprises, 1400 W. Cross Street, Lakewood, NJ 08701) updated the Commissioners on the upcoming LAKEWOOD REGIONAL BUSINESS AND INDUSTRY EXPO taking place on July 21, 2011 at Lake Terrace, 1690 Oak Street, Lakewood, NJ

The following resolution was offered by Brooks/Flancbaum and carried, moving the meeting into Closed Session:

WHEREAS, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, 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:
   - CONTRACT NEGOTIATIONS ☑
   - PERSONNEL ☐
   - LITIGATION ☑
   - OTHER ☐

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.

The meeting moved into Closed Session at 1:15 PM

On a MOTION BY Stafford-Smith/Flancbaum and carried, the meeting returned to Open Session at 1:28 PM

Flancbaum/Stafford-Smith – MOTION to adjourned the meeting. Carried.

Meeting adjourned at 1:29 PM.

Dated: 5/3/11 by: ANITA B. DOYLE
SECRETARY’S DESIGNEE