

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: JUNE 13, 2018

Adequate Notice of this meeting was provided in accordance with the provisions of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2.

- 1 Flag Salute | Moment of Silence
- 2 The meeting was called to order at 11:36 AM by Chairman Robert Kirschner.
- 3 Roll Call for Attendance:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	X	
Calabro, Thomas (TC)	X	
Flancbaum, Justin (JF)		X
Katz, Shlomo (SK)		X
Schuster, Edwin (ES)		X
Stafford-Smith, Gregory (GSS)	X	
Kirschner, Robert-Chairman (RK)	X	
Quorum Count:	4	3
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	X	
Kean, Sean – Comm Atty	X	
Doyle, Anita–Admin Mgr	X	
Staiger, Jeff – Comm. Engineer	X	

Also, in attendance: Hon. Michael J. D’Elia, Liaison; Frances A. Kirshner | Frantasy Enterprises, Marketing and Public Relations

- 4 **MINUTES**
- 5 May 9, 2018 Meeting
- 6 Motion by GSS / NB to approve the minutes as written. Carried.
- 7

- 8 **STATEMENT OF ACCOUNTS**
- 9 The Statement of Accounts was presented for acceptance reflecting the Industrial Commission’s
- 10 financial position.
- 11 Mr. Reinman informed the Commissioners that the LIC office is pursuing a Merchant Account status
- 12 to allow tenants to be able to process payments to the LIC by credit card as a convenience.
- 13 Motion by TC/GSS to accept the Statement of Accounts as presented. Carried.
- 14

- 15 **BILL LIST**
- 16 The following bills were presented for payment approval to be paid through Industrial Commission
- 17 accounts:

Num	Name	Memo	Amount
3594	Anita B. Doyle	5/1/18-5/31/18 Administration Management Services	\$ 822.50
3595	Brendan D. Reilly	6/11/18-6/15/18 Intern Duties	\$ 200.00

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3596	Cleary Giacobbe Alfieri & Jacobs	Legal Services Inv# 60024 & 59695	\$	3,675.00
3597	Duvy's Media LLC	Inv# 21186 April 2018 E commerce Hosting updates	\$	1,087.50
3598	Frantasy Enterprises, LLC	060118 June 2018 Marketing and Public Relations Services	\$	2,400.00
3599	Israel Reinman	Reimbursement of Travel Expenses Car Allowance June 2018	\$	832.00
3600	Korn's Bakery	Meeting Expenses	\$	180.00
3601	MODC	Event registration meeting registration - S Reinman	\$	315.00
3602	Owen, Little & Associates, Inc.	LKWDIP Professional services through 5/6/18 17-acre tract	\$	8,487.50
3603	Select Security	Fire Alarm Security Monitoring - Lakewood Airport T-Hangars 070118-093018	\$	495.00
3604	Tokarski Millemann Architects, LLC	Proj 1822 Architectural Design Services - Concept Plan - Lakewood Airport	\$	1,000.00
3605	Watchung Spring Water Co., Inc.	Invoice # 8681365 Acct 127214 - meeting expenses	\$	50.95
3606	Yussi's	Meeting Expenses	\$	206.00
3608	JCP&L (Power Usage)	100 117 221 182 (4/6/18-6/6/18 Electricity Use T-Hangars)	\$	656.85
3609	Duvy's Media LLC	Inv# 21434 Website Webmaster through 4/30/18	\$	591.25

Bill List Total Final

\$ 20,999.55

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19
20

Motion by TC / GSS to approve payment of bills numbered 3594 through 3609.
On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	-		
Katz, Shlomo	-		
Schuster, Edwin	-		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on item 3598

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The above bill list approved by majority vote.

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24 **BUDGET TO ACTUAL REPORT**

25 The Budget to Actual report was presented to the Commissioners for their information as a recap of
26 expenses paid to date. No action was required.

27

28 **PRESENTATION:** (Brian Flannery | Christina Constanzo, Esq.)

29 Brian Flannery made a presentation on behalf of RWJ Barnabas regarding their proposed conversion
30 and development of 1255 Route 70 as a medical building (former pad site of Capital One Bank).

31 The hospital system is looking at this site. It is considered to be a good ratable.

32 There is a problem – established parking requirements are prohibitive for this site. The applicant
33 would like the LIC to support a parking requirements waiver.

34 • How much exists there?

35 o 30-40% of the parking lot is always open

36 • Traffic Study has been done – traffic experts looked at it

37 • Applicant (RWJ Barnabas) requests a letter to the Planning Board from the Commission.

38 • Application is not on the Planning Board’s schedule yet.

39 • Is there any possibility for a parking garage concept into the design of the building?

40 o Functionally, it doesn’t work

41 • The development is planned as a medical office complex only – no apartments.

42 • How many jobs will be provided?

43 • Medical Offices – are they not-for-profit entities?

44 o Medical Offices will be taxed

45 • Would RWJ Barnabas object that we condition it (LIC approval of waiver) to remain a
46 ratable.

47

48 Proposed project

49 • 7,200 SF

50 • 50-100 jobs

51 • Current requirements would be for 246 parking spaces (two story building)

52 • Adult primary medical care

53 • Geriatrics

54 • Ocean County Health Service

55 • Medical Services catering to the aging population

56

57 ***Consensus was for the LIC to support a waiver from parking requirements conditioned on the***
58 ***property remaining a ratable.***

59

60 **COMMENTS FROM THE PUBLIC**

61 • Moshe Zeines

62 o Commented on the First Energy / A T & T Land Lease.

63

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EXECUTIVE DIRECTORS REPORT

Lakewood Airport

- Mr. Reinman introduced Brendan Reilly as the Commission’s summer intern.
- Hangar space - leasing picked up another tenant
- Terminal building – consultation with the architect
 - 1st stop – carve out concept plan stage
 - Bring a drafted design to prefab-manufacturers
 - Too many variables
 - May required a full bid process
 - Or... purchase through the State Contract process / State Co-op purchase
 - Height restrictions – 20’ at the current terminal location
 - Current terminal would be demolished
 - The building to the east may be rehabbed into a restaurant
 - Water? Sewer?
 - No sewer – very expensive to bring in. Bathgate has sewer, but that connection is too far away.
 - We will drop in a new septic system
 - Mike Millemann will prepare a new update of the balance of designing needs
 - “Butler” building – pretty simple
 - Mr. Reinman asked the Commissioners to allow S Reinman and R. Kirschner to meet with Millemann again to direct him further. Millemann is ready to go.
 - ***The commissioners, by consensus, directed Mr. Reinman to proceed with Millemann.***

ATTORNEY’S REPORT

Mr. Kean advised that his report will take placed in Closed Session

CORRESPONDENCE

- LIC to T Henshaw, Municipal Manager
 - Suggesting a transfer of Lot 21 in Block 1609 to the Township of Lakewood.
 - Hon. M. D’Elia commented that this may have already been approved by the Township of Lakewood.
 - Check with our attorney regarding permitting the transfer back to Lakewood.

SUBCOMMITTEE REPORTS

- Site Review
 - Notes to the Planning Board were submitted ref 1935 Swarthmore LLC. No objection to site plan. No objection to granting of waiver to setback requirements
- Finance Committee

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- 105 • Client Review
- 106 ○ Informal meeting with developers of the 60 acres tract will be scheduled
- 107 ▪ If Mr. Katz is not available, Mr. Calabro would sit in.
- 108 • Park Control / Signs / Advertising / Promotion
- 109 ○ Sign program is moving along
- 110 ○ Signage program – create a method of changing information (event announcements)
- 111 on certain signs – a “slide-in” announcing coming attractions/events attached the LIC
- 112 directional signs.
- 113 ▪ Mr. Reinman will look into this further
- 114

115 **MARKETING AND PUBLIC RELATIONS**

116 Fran Kirschner reported on the following releases:

- 117 • CRA (Corporate Resource Alliance) – SR an RK talked about Lakewood Commission and
- 118 Industrial Park
- 119 • Sarah Kay – article on Memorial Day Parade
- 120 • All Chemical Transport – Interview took place for the LIC newsletter
- 121 • T. Henshaw directed a piece to be written about Lakewood Recreation Program – Camp
- 122 • Strand Theater – US Army and Air Force Band is available to perform at the Strand
- 123 ○ They are looking for travel donations \$\$\$
- 124 ○ August 7th
- 125 • Interview with Joe Ricciutti, General Manager of Lakewood BlueClaws
- 126 ○ Interfacing with local volunteer services
- 127 ○ Looking to get youth out to games
- 128 • Leo Goldstein (musical score writer) is willing to come to Lakewood to put on a show for
- 129 free. Would benefit the Sheldon Wolpin Historical Museum
- 130

131 **OLD BUSINESS**

133 **NEW BUSINESS**

- 134 • Is there any possibility of the Industrial Commission assuming the management of the Strand
- 135 Theater asset?
- 136 ○ Propose that the Commission construct a letter to forward to the Mayor indicating out
- 137 interest
- 138 ○ Could tie it in with events at BlueClaws (i.e. concert series)
- 139 ○ This would be considered a tool of economic development
- 140 ○ This would not “replace the Board”
- 141 ○ Committeeman D’Elia would endorse it as Liaison
- 142 ○ The Lakewood Development Corporation currently owns and manages the property
- 143 ○ The Commission would reserve funding for capital improvements to the building

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- 144 ○ Committeeman D’Elia asked the board whether they had discussed this concept with
145 the LDC
146 ▪ The Mayor sits on the LDC – no other discussions took place
147 ○ GSS / TC Motion to craft a letter to Lakewood Township (Mayor) requesting transfer
148 of the Strand Theater. Carried.
149

150 GSS / TC offered the following resolution to move the meeting into **Closed Session:**

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

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

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

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

- | | |
|----------------------------------|-------------------------------------|
| 162 CONTRACT NEGOTIATIONS | <input checked="" type="checkbox"/> |
| 163 PERSONNEL | <input type="checkbox"/> |
| 164 LITIGATION | <input checked="" type="checkbox"/> |
| 165 OTHER | <input type="checkbox"/> |

- 166 3. It is anticipated at this time that the above stated subject matter will be made public only
167 when the reasons for discussing and acting on them in closed session no longer exists;
168 said determination to be made by further resolution adopted by the Industrial
169 Commission.
170 4. This resolution shall take effect immediately.
171

172 Motion carried by voice vote.

173
174 The meeting moved into Closed Session at 12:24PM

175
176 On a motion by GSS/TC and carried, the meeting returned to Open Session at 1:01 PM

177
178 Liaison D’Elia inquired as to whether the FAA has grants to help finance the airport terminal

- 179 • No
180 • Funding is limited
181 • FAA apportioned funding is safety-focused
182 • Terminal would be demolished via Lakewood’s Department of Public Works

LAKESIDE INDUSTRIAL COMMISSION

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- 183 • Discussion continued regarding the new terminal's location, restaurant, viewing areas.
184 o Public-facing activity should be toward Cedar Bridge Avenue
185 o Terminal out by hangars
186 • Do they do much business out by the hangars?
187 o No
188

189 **CONSENT AGENDA RESOLUTIONS – NONE**

190 **RESOLUTIONS**

- 191 • **080601**
192 Resolution - award of extraordinary and unusual services contract in the amount of
193 \$39,895.00 to InkIt for design and fabrication of directional signage to be installed in the
194 Lakewood Industrial Parks under the Non Fair and Open Process.
195 Motion by TC/GSS to authorize the contract.
196 On Roll Call:
197

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	-		
Katz, Shlomo	-		
Schuster, Edwin	-		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		

198 The above resolution thereby being duly adopted.
199

200 **COMMENTS FROM THE COMMISSIONERS**

- 201 • Commissioner Calabro brought up the current expansion of electric vehicles and a need to
202 stations for re-charging of these vehicles. Suggestion was made to consider constructing a
203 Direct Access vehicle supercharger station in the area of the Garden State Parkway
204 interchange.
205 o Is it sustainable?
206 • Chairman Kirschner expressed thanks to the Township for supporting the Heritage Museum.
207 Neil Brooks sponsored air conditioning on the 2nd floor.
208

209 GSS/TC Motion to adjourn the meeting. Carried.
210

211 Meeting adjourned at 1:13 PM
212

213
214 Dated July 9, 2018 by Anita B. Doyle, Administrative Manager