

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MAY 9, 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 11:36AM
- 3 Roll Call for Attendance:

Commissioners

Brooks, Neil (NB)
 Calabro, Thomas (TC)
 Flancbaum, Justin (JF)
 Katz, Shlomo (SK)
 Schuster, Edwin (ES)
 Stafford-Smith, Gregory (GSS)
 Kirschner, Robert-Chairman (RK)

	Present	Absent
	X	
	Arrived 11:43AM	
	X	
	-	
	-	
	X	
	X	
Quorum Count:		
	X	
	X	
	X	
	X	

LIC Professionals and Staff

Reinman, Steven- Exec. Dir.
 Kean, Sean – Comm Atty
 Doyle, Anita–Admin Mgr
 Staiger, Jeff – Comm. Engineer

Also in attendance: Hon. Michael J. D’Elia, Liaison; Frances Kirschner (Frantasy Enterprises Marketing and PR)

- 4 **MINUTES OF THE APRIL 11, 2018 MEETING**
- 5 Motion by JF / NB to approve the minutes as written. Carried.
- 6

- 7 **STATEMENT OF ACCOUNTS**
- 8 The Statement of Accounts was presented for review and acceptance.
- 9 JF / NB – Motion to accept the Statement of Accounts as presented. Carried.
- 10

- 11 **BILL LIST:**
- 12 The following bills were presented for payment approval to be paid through Industrial Commission
- 13 accounts:

Num	Name	Memo	Amount
3582	Strand Ventures, Inc.	3 event Tickets (96th Annual Gala)	\$ 300.00
3583	Iorio Construction Company	CAP702 Project 26 Correction to Authorized Invoice PP#16 - Paid \$155,833.70 s/b \$155,883.70	\$ 50.00
3584	Ocean ELC	Meeting Registration - S Reinman 5/11/18 ELC	\$ 20.00
3585	Frantasy Enterprises, LLC	Marketing and Public Relations Services May 2018	\$ 2,000.00
3586	Anita B. Doyle	Administration Management Services 4/1/18-4/30/18	\$ 1,312.50

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3587	Israel Reinman	Executive Director's Car Allowance - May 2018	\$ 400.00
3588	Starmark Appraisals	Inv# 4247 Appraisal Services Block 1160 Portion of Lot 242 (60 acre tract)	\$ 4,000.00
3589	New Jersey Aviation Association	Inv# 1332 Inv# 1486 NJAA Membership 050118-043019	\$ 135.00
3590	Tri Town	Client# 84414 Ad#00324753 TriTown – Legal Ad Awd of Contract Frantasy Enterprises	\$ 51.50
3591	Tokarski Millemann Architects, LLC	Inv# 2018-204 Project 1822	\$ 1,000.00
3592	Watchung Spring Water Co., Inc.	Inv#8618602 Acct#127214	\$ 68.94
3593	Yussi's	Meeting Expenses 050918 final	\$ 202.00

Bill List Total final \$ 9,539.94

14
15 JF/GSS- Motion to approve payment of bills numbered 3582-3593 to be paid from Industrial
16 Commission funds.

17 On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas			
Flancbaum, Justin	x		
Katz, Shlomo			
Schuster, Edwin			
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on # 3585

18 The above bills thereby being authorized for payment.

19
20 **BUDGET TO ACTUAL REPORT:**

21 The Budget to Actual report was prepared and presented to the Commissioners for their information.
22 No action was required to be taken.

23
24 SR added to discussion some new details of the roadway improvements budgetary line item. Sitting
25 on most of the roadway improvement monies - waiting on the County to coordinate with our Public
26 Works Department. Still waiting to hear from NJDOT as to what roads are scheduled to be funded by
27 the DOT's grant. It's a recognizable benefit. The County is doing other work under Federal Grant
28 funds – including improvements to the intersection of Oberlin Avenue South and Cedar Bridge
29 Avenue.
30

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31 It was commented upon that there may be enough room next to the south side of the intersection, on
32 the easterly curbside to make a right-hand turn. Guard rails would need to be moved further away
33 from the right-hand lane.

34
35 The Commissioners are looking forward to construction of the improvements.

36
37 Mr. Calabro arrived at 11:43AM

38
39 **COMMENTS FROM THE PUBLIC:**

40 Moshe Zeines:

- 41 • Reviewed M-1 Zoning Ordinances – can't find anything regarding parking for classes in
42 schools versus parking per office.
 - 43 ○ Mr. Flancaum explained that the Township adopted the new Master Plan based on
44 recommendations made by the Industrial Commission. Additional on-site parking is
45 required for schools in comparison to parking required for office buildings. Discussion
46 continued.
 - 47 ○ Mr. Zeines offered that it was within the LIC's jurisdiction to provide comment as
48 well. They should have responded to the Plan used as an example.
- 49 • Also the Stadium – Stadium Parking lots are used throughout the year for all kinds of events.
50 It was clarified that the Blue Claws leases the entire property and they organize the events and
51 have the right to use the property as they see fit.

52
53

54 **EXECUTIVE DIRECTOR'S REPORT:**

55 Mr. Reinman reported on the following:

- 56 • Over the past few weeks we've received notifications of alarms at the hangars. Turns out that
57 AT&T is doing work in the area and their work keeps tripping the alarm system to respond.
58 Users of the hangars love them. A new tenant is coming in.
- 59 • Conveyance of Lakewood Airport to the LIC is still in-process.
- 60 • Nothing new on S.A.F.E Zone.
- 61 • A majority of his report will be made in Closed Session under Contract Negotiation and
62 Litigation

63
64

64 **ATTORNEY'S REPORT:**

- 65 • Mr. Kean replied that his report will take place in Closed Session (Contract status as well as
66 litigation)

67
68

68 **CORRESPONDENCE:**

69 None received

70
71

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COMMITTEE REPORTS:

- SIGNS:

- We're moving forward
- Intersection at Oberlin and Cedar Bridge Avenues – we will pause at that location pending completion of intersection improvements
- Can we do anything to delineate the Zones i.e. paint the curbs (blue for zone 3 / paint lines down the street with different colors)?

- Airport Management Committee should meet to talk about what all will happen after the Deed is filed.

- Lakewood Airport- terminal building

- Millemann sent sketches

- If we're going to replace the existing terminal with a butler-style building (as a basic design), we need to plan it's fit-out / accessories and provide these details with the specs to the pre-fab manufacturers to develop their specs.

- Replace the old septic system

- Would relocate it to another area

- Suggestion: pull sewer through?

- Through where?

- From Airport Road, it would cost a fortune. Would the volume warrant sewer service?

- Restaurants?

- Concession – Soda Machines – Condiments?

MARKETING AND PUBLIC RELATIONS

Fran Kirschner reported on the following:

- Jim McCarthy from Brookdale wants to know the companies in the Industrial Park that could use welders
- Brookdale is offering training courses for adults
 - Discussion of rates between Monmouth and Ocean Counties
- Jim Ricciuti – New General Manager of the Lakewood Blue Claws. Wants to interview him for the Industrial Commission's newsletter.
- Chamber presentation by S. Reinman on 4/17/18 went over well.
- Arbor Day celebration 4/27
- Lakewood Neighbors
- Lakewood Elks honorees
- Strand Theatre Gala – Fran thanked all for their support
- Memorial Day parade 5/28. - Any groups wishing to march, please sign up.
- MODC Economic Development Meeting – Promoting Lakewood
- All Chemical Transport Corporation – interview with Steve Quadrel for the LIC newsletter
- ELC – ELC meeting at Doubletree Tinton Falls 5/11 Melanie Willoughby | BAC

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112 **OLD BUSINESS**

113 None

114

115 **NEW BUSINESS**

116 None

117

118 The following resolution was offered by TC/JF (and carried) to move the meeting into Closed
119 Session:

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

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

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

127 1. The public shall be excluded from discussion of private and confidential matters
128 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
129 hereinafter specified.

130 2. The general nature of the subject matter to be discussed is as follows:

131 **CONTRACT NEGOTIATIONS**

132 **PERSONNEL**

133 **LITIGATION**

134 **OTHER**

135 3. It is anticipated at this time that the above stated subject matter will be made public only
136 when the reasons for discussing and acting on them in closed session no longer exists;
137 said determination to be made by further resolution adopted by the Industrial
138 Commission.

139 4. This resolution shall take effect immediately.

140

141 The meeting moved into Closed Session at 12:07PM

142

143 On a motion by GSS/JF and carried, the meeting returned to Open Session at 1:07 PM.

144

145 **CONSENT AGENDA RESOLUTIONS:**

146 None

147

148

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149 **RESOLUTIONS:**

180501 Resolution Memorializing Award of Professional Services Contract under the Non Fair and Open Process to Tokarski + Millemann in the amount of \$2,000.00

150

151 Motion by JF / GSS to adopt resolution 180501 as presented.

152 Vote - On Roll Call

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

153

The above resolution hereby being duly adopted by the Lakewood Industrial Commission.

154

155 **COMMENTS FROM THE COMMISSIONERS:**

- 156
 - Signage (design) looks amazing

157

158 GSS / JF - Motion to adjourn the meeting. Carried.

159 The meeting was adjourned at 1:08 PM

160

161

162 Dated: June 10, 2018

by Anita B. Doyle, Administration Manager