

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 18, 2015

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

1 The meeting was called to order at 10:03 AM by Chairman Robert Kirschner

2

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	
Jodie Howlett for Sean Kean- Comm Atty	x	
Doyle, Anita-Scty-Designee	x	
Staiger, Jeff - Comm. Engineer	x	

Also in attendance: Michael J. D’Elia, Co-Liaison;
Raymond Coles, Co-Liaison;
Frances Kirschner/ Frantasy Enterprises Marketing and Public Relations; David Nicola, GTS Consultants

4

5 **MINUTES dated February 11, 2015:**

6 JF / TC – Motion to approve the minutes of the February 11, 2015 meeting as transcribed and presented.
7 Carried.

8

9 **STATEMENT OF ACCOUNTS:**

10 The Statement of Accounts was presented reflecting an available balance of \$1,333,973.36 and funds
11 held in escrow (Attorneys Trust Account) of \$277,600.00 totaling cash assets of \$1,611,573.36. Two
12 land lease payments were received. Bank interest has been credited.

13 JF / GSS Motion to accept the Statement of Accounts as presented. Carried.

14

15 **BILL LIST:**

16 The following items were presented for payment approval to be paid with Industrial Commission funds:

17

Num	Name	Memo	Amount
3031	Frantasy Enterprises, LLC	March 2015 Marketing and Public Relations Services to the LIC and Lakewood Twp	\$ 1,636.36
3032	Israel Reinman	March 2015 Car Allowance	\$ 400.00
3033	Greater Media Newspapers	Legal Ad - Award of Contract - Marketing and PR 2015	\$ 45.20

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 18, 2015

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

3034	Cleary Giacobbe Alfieri & Jacobs	Legal Services rendered February 2013	\$ 408.03
3035	Anita B. Doyle	Administration Management services rendered to the Lakewood Industrial Commission 2/1/15-2/28/15	\$ 927.50
3036	Duvy's Media LLC	Invoice#14606 Web Management Services through 12/31/14	\$ 122.83
		Bill List Total:	\$ 3,539.92

18 JF / TC – Motion to authorize payment of items # 3031-3036 to be paid from the Industrial
19 Commission’s checking account.

20 On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil			
Calabro, Thomas	x		
Flancbaum, Justin	x		
Katz, Shlomo			
Schuster, Edwin			
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on item # 3031

21 This motion hereby being duly adopted by the Lakewood Industrial Commission.

22

23 Mr. Kirschner introduced Lakewood Township Committeeman Ray Coles as the Commission’s newly-
24 appointed Co-Liaison. Mr. D’Elia shares the Co-Liaison appointment.

25

26 **COMMENTS FROM THE PUBLIC:**

27 David Nicola, GTS Consulting – Dave Nicola introduced himself.

28 Fran Kirschner: announced that press releases have been issued on the Lakewood Community Shuttle,
29 Grant from Federal Government, Lakewood Alumni Association, and articles being prepared for
30 insertion into the LIC newsletter

31

32 **CLOSED SESSION**

33 The following resolution was offered by GSS / JF to move the meeting into Closed Session at
34 10:10 AM.

35 **WHEREAS**, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, permits the
36 exclusion of the public from a meeting under circumstances; and

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

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

41

LAKESWOOD INDUSTRIAL COMMISSION
MINUTES

OPEN SESSION • MEETING OF: MARCH 18, 2015

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

- 42 1. The public shall be excluded from discussion of private and confidential matters
43 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
44 hereinafter specified.
- 45 2. The general nature of the subject matter to be discussed is as follows:
- 46 **CONTRACT NEGOTIATIONS**
- 47 **PERSONNEL**
- 48 **LITIGATION**
- 49 **OTHER**
- 50 3. It is anticipated at this time that the above stated subject matter will be made public only
51 when the reasons for discussing and acting on them in closed session no longer exists;
52 said determination to be made by further resolution adopted by the Industrial
53 Commission.
- 54 4. This resolution shall take effect immediately.

~ * ~

58 Following a motion by GSS/JF and carried, the meeting returned to Open Session at 10:25 AM

~ * ~

61 **EXECUTIVE DIRECTOR’S REPORT:**

62 1. **LAKESWOOD AIRPORT**

- 63 a. Mr. Reinman reported that we’re still working on the closing of the first phase of the
64 grant for the southern end of the runway- an easement - and acquiring of small piece of
65 property from Church & Dwight so that we can move the fence, which is the first part
66 of being able to recapture a couple hundred feet of runway that, right now, are impacted.
67 The runway is there; we just can’t use it because there is a fence that comes up on the
68 edge of Church & Dwight’s detention basin and which is considered an obstruction to
69 the landing path.
- 70 b. New Hampshire Holdings – Moving forward with CAFRA on the design of their project
71 on the piece at the entrance to Public Works on New Hampshire and America Avenues.
72 We’ll get an update from them in about a month or so.
- 73 c. Zoning – Update: we’re working on a number of ways to address schools and other non-
74 profits that are in the Park. Obviously, while they’re important to the town, the industrial
75 park, as an economic engine, and as a ratable base, is also critical. We’re working with
76 the Committee to accommodate both so that the Park can be a thriving place of business.
- 77 d. Mr. Kirschner added that during a drive through the Park, there were some potholes
78 there that were ‘big enough to swallow a car’. Mr. Reinman added that the good news
79 is that the Committee dedicated to re-do all of Swarthmore Avenue. Mr. Staiger added
80

**LAKESWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 18, 2015

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

- 81 that the Township just held bid openings last week and the apparent low bidder was
82 Earle.
- 83 e. The LIC Newsletter – Mr. Reinman reported that the next issue should be going out
84 next month, in April. Articles are being written on companies, the new bus system...
85 Mr. Kirschner asked about advertising on the buses. Mr. Reinman clarified that the bus
86 company keeps the advertising revenues. Discussion continued on bus system revenues
87 and profitability.
- 88 f. Seminars- We're planning on partnerships with other entities i.e the Lakewood
89 Chamber of Commerce to present Seminars and interactive events for businesses.

90
91 **ATTORNEY'S REPORT:**

92 Jodie Howlett stated that the attorneys have nothing to report at this time.

93
94 **CORRESPONDENCE:**

95 No correspondence was received since the last LIC meeting.

96
97 **COMMITTEE REPORTS:**

98 No Committees met over the past month

99
100 **OLD BUSINESS:**

- 101 1. 60 ACRE TRACT – We are in preliminary preparations to approach the FAA for release of
102 those lands for sale. We obviously would need to survey the lands first and obtain two
103 appraisals. We can only ask for release when we actually have a contract. We can't have it on
104 spec. We can go out and market the property to whomever, for whatever kind of use. We decide
105 the right kind of use. When we have real contracts in hand, it becomes part of the submission
106 package to the FAA for land release. Once they approve the deal, it would be published for 30
107 days in the Federal Register, and after that period we can move forward.
- 108 2. 13-ACRE TRACT (east of the Garden State Parkway) –
- 109 a. Mr. Reinman advised that this is still muddling through. It's pretty complicated. We've
110 asked for an appraisal so that we can go back to the entity that expressed interest. When
111 the Turnpike Authority came in and acquired lands, they cut through pieces of lots and
112 roadways to accommodate the expansion of the GSP. The appraiser is 'reconstructing'
113 the tract. Hopefully, for our next meeting, we'll have an appraisal number.
- 114 b. Mr. Kirschner added that we should have two prices provided. One as if it was
115 accessible and one for if the property is considered inaccessible. Two values.
- 116 3. LAKESWOOD AIRPORT subcommittee:
- 117 a. Mr. Kirschner reported that there was a meeting with Matt Applegate (with SR / GSS /
118 JF/ & RK present) about hangars at the airport. Matt is obtaining information on hangars
119 and hangar installation. A letter was sent to clients of Lakewood Airport advising them
120 that a construction plan of approximately 36 hangars is being considered in sections of

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 18, 2015

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

- 121 12 / 12 / 12. He has received 10 interested parties already signed up as prospective
 122 tenants of T-Hangar space - with deposits.
 123 b. Discussion-
 124 i. Maybe we should build 12 at a time (on demand).
 125 c. Two companies have quoted on building the T-hangars. Mr. Kirschner handed out
 126 materials from both companies to give the Commissioners an idea of what is involved.
 127 The proposed building is approximately 50 X 273 feet; 13,000 SF comprises T-Hangar
 128 spaces; 6 on each side.
 129 i. Fulfab
 130 ii. Erect-A-Tube
 131 d. All we have to do is pour a slab.
 132 e. It was suggested that one company do everything (turnkey) after we pour a slab.
 133 f. TC: Is there electricity out there?
 134 i. SR: We need to complete the access road and bring the utilities in at the same
 135 time.
 136 g. Sewer wouldn't be needed.
 137 h. RK: The site itself is pretty much cleared. Brush is what exists.
 138 i. RK: We are consulting with attorneys about the legalities.
 139 j. RK: Suggestion to have Matt assigned as manager of the complex
 140 k. TC: Insurance? Who insures?
 141 i. Insurance can be negotiated. Contents by tenants; common area by Township.
 142 l. JF: How long to put these up?
 143 m. GSS: Fulfab constructs a uniform building
 144

RESOLUTIONS:

146 **Mr. Reinman asked for the following un-numbered resolution (to be memorialized at the next**
 147 **meeting of the Industrial Commission) #1:**

148 Resolution authorizing S. Reinman to negotiate and enter into a contract, not to exceed \$5,000.00, with
 149 Remington & Vernick Engineers for environmental investigation on a piece of property in the Industrial
 150 Park.

151 Motion by GSS / JF to adopt Resolution #1 as expressed.

152 On roll call:

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

153 The above resolution hereby adopted by the Lakewood Industrial Commission.

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 18, 2015

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

154
155
156
157
158
159
160
161
162
163
164
165

166
167
168
169
170
171
172
173
174
175
176
177
178

Mr. Reinman presented un-numbered resolution (to be memorialized at the next meeting of the Industrial Commission) #2 with the explanation that vendors were solicited and provided specifications outbound boundary survey services of Lakewood Airport properties. RVE returned with a proposal of approximately \$47,000 and GTS responded with a proposal of \$37,750.

JF / GSS Offered a Resolution to Award a professional services contract to GTS Consultants for performance of professional survey services at Lakewood Airport, also conditioned on the placement of concrete monuments at corners, and extending payment terms to thirty days and authorizing S. Reinman to move on the proposed contract with GTS Consultants in an amount not to exceed \$37,750.00.

On roll call:

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

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

COMMENTS FROM THE COMMISSIONERS:

None.

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

Meeting was adjourned at 10:47 AM

Dated: April 14, 2015

By Anita B. Doyle
Administrative Manager