The meeting was called to order by Chairman Robert Kirschner at 11:41 AM.

Flag Salute

Moment of Silence in support of our military

Roll call for attendance:

<table>
<thead>
<tr>
<th>Commissioners</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooks, Neil (NB)</td>
<td>x</td>
<td></td>
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<tr>
<td>Calabro, Thomas (TC)</td>
<td>x</td>
<td></td>
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<tr>
<td>Flancbaum, Justin (JF)</td>
<td>x</td>
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<tr>
<td>Katz, Shlomo (SK)</td>
<td></td>
<td>x</td>
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<tr>
<td>Schuster, Edwin (ES)</td>
<td></td>
<td>x</td>
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<tr>
<td>Stafford-Smith, Gregory (GSS)</td>
<td>x</td>
<td></td>
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<tr>
<td>Kirschner, Robert-Chairman (RK)</td>
<td>x</td>
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<tr>
<th>Quorum Count:</th>
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| LIC Professionals and Staff | Present | |
|-----------------------------|---------|
| Reinman, Steven- Exec. Dir. | x       |
| Kean, Sean – Comm Atty      | x       |
| Doyle, Anita–Scty-Designee  | x       |
| Staiger, Jeff – Comm. Engineer | x   |
| Co-Liaison Michael J. D’Elia | x |
| Co-Liaison Raymond G. Coles |         | x |

Also in attendance:
Frances A Kirschner / Frantasy Enterprises – Lakewood Marketing and Public Relations

Minutes for the February 17th and March 9th meetings were presented for formal acceptance.

TC/GSS Motion to approve transcribed minutes of the February 17, 2016 meeting as presented. Carried.

TC/GSS Motion to approve transcribed minutes of the March 9, 2016 meeting as presented. Carried. Justin Flancbaum abstained (absent from the March meeting)

STATEMENT OF ACCOUNTS:
The Statement of LIC Accounts was presented for acceptance. We received a lease payment from Blue Claws. We received a land lease payment from A T & T. We entered into a contract with Iorio Construction to develop a T-Hangars system at Lakewood Airport. The amount of this contract will be encumbered against the LIC 2016 budget in the amount of $2,208,638.00.

JF/TC Motion to accept the April 13th Statement of Accounts as presented. Carried.
BILL LIST:
The following Bills were presented for payment approval to be paid by Industrial Commission budgeted funds.

(The Industrial Commission joined the Monmouth Ocean Development Council (MODC) over the past month.)

<table>
<thead>
<tr>
<th>Num</th>
<th>Name</th>
<th>Memo</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3151</td>
<td>Frantasy Enterprises, LLC</td>
<td>Marketing and Public Relations Services - April 2016</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>3152</td>
<td>Anita B. Doyle</td>
<td>Administration Management Services to the Lakewood Industrial Commission - 3/1/16-3/31/16</td>
<td>$805.00</td>
</tr>
<tr>
<td>3153</td>
<td>Israel Reinman</td>
<td>Car Allowance + Reimb of OOP- FAA Meeting/Lkwd Airport</td>
<td>$433.12</td>
</tr>
<tr>
<td>3154</td>
<td>Duvy's Media LLC</td>
<td>Inv#16839 services through 2/29/16 - Lakewood Township Website Management/ Hosting / Domain Name.</td>
<td>$572.91</td>
</tr>
<tr>
<td>3155</td>
<td>Remington Vernick</td>
<td>Inv#1515T084-6 Engineering Services through 2/29/16- Lakewood Airport Hangars</td>
<td>$1,105.00</td>
</tr>
<tr>
<td>3156</td>
<td>Cleary Giacobbe Alfieri &amp; Jacobs</td>
<td>Inv# 41028 / Inv#41949 Legal Services through 3/31/16</td>
<td>$1,491.00</td>
</tr>
<tr>
<td>3157</td>
<td>Watchung Spring Water Co., Inc.</td>
<td>Acct 127214 Inv#7111352 /7166498 Meeting Supplies</td>
<td>$128.88</td>
</tr>
<tr>
<td>3158</td>
<td>Yussi's</td>
<td>Meeting Expenses 4/13/16</td>
<td>$199.50</td>
</tr>
<tr>
<td>3159</td>
<td>Greater Media Newspapers</td>
<td>1318844+1319375 Legal Ad Frantasy Acct#84414</td>
<td>$34.35</td>
</tr>
<tr>
<td>3160</td>
<td>MODC</td>
<td>MODC April General Membership Meeting - Steve Reinman</td>
<td>$40.00</td>
</tr>
</tbody>
</table>

Bill List Total $6,809.76

JF / TC Motion to approve payment of bills #’d 3151-3160 totaling $6,809.76.

ON ROLL CALL:

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Yea</th>
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<tr>
<td>Kirschner, Robert</td>
<td></td>
<td>X</td>
<td>Abstained from voting on Bill #3151</td>
</tr>
</tbody>
</table>

Motion carried.
COMMENTS FROM THE PUBLIC:
Frances A Kirschner / Frantasy Enterprises:
- The LIC is working on its upcoming Spring 2016 newsletter. We have articles on Iorio Construction and the Perma Pure (1001 New Hampshire Avenue) grand opening event.
- Sent a press release about a career fair at Lakewood High School and sponsored by the Lakewood Chamber of Commerce. About 260 juniors and seniors cycled through the fair. Suggests that the Industrial Commission take exhibit space at next year’s fair in support of jobs.

EXECUTIVE DIRECTOR’S REPORT:
Lakewood Airport
- Quick update on the airport
  - Lakewood’s attorney is working on a condemnation (Church & Dwight) to acquire a portion of land that holds an obstruction. Lakewood seeks to remove the obstruction (fence) to recover the runway landing threshold. The Township Committee is in the process of approving the taking. Appraisals have been made of the acreage to be acquired.
- Moving along-
  - Hangars project
    - Design - Build with Iorio Construction – there is a slight change to the original design
      - The hangar manufacturer recommends more space (increased safety) between the buildings – which requires additional pavement to be installed. If there are additional costs to be borne, this will come back before the LIC Subcommittee for review and approval.
  - Zoning
    - There was a meeting with the Mayor to review what’s happening in the Park(s) regarding increased activity, greater demand for space and how other / non-profit uses can be impactful on the businesses in the Park. The Mayor is on board regarding consideration of Zoning changes by the Township Committee.
    - Mr. Kirschner – does this include parking in the street? We should address that also.
      - We actually went (there were one or two companies that complained). The Mayor called the director of one of those institutions and achieved positive results. It is ultimately the decision of the Township Committee to adopt any new street parking rules in the industrial parks.
  - JF: When do we anticipate start of construction on the hangars?
    - SR: We’re waiting. As soon as the design work is substantially done, we’ll have Ken Ressler come in and update us. There will be some disruption of businesses with the construction (banner towing operations). There will be some moving-around.
JF: This condemnation has nothing to do with the hangars…

SR: Absolutely not. The condemnation has to do with the southern end of the runway intended to recapture additional footage of the landing (runway) threshold.

JF: Design work… all done by the contractor and then the permits…

SR: Iorio and their subcontractor

JF: We should ask them for a schedule in writing as to when to the design work needs to be done.

S. Kean: The contract sets specific deadlines where, if they are not met, there will be damages assessed.

GSS: Any feelers on whether there are any people interested in the radiant heat improvement?

SR: We haven’t figured out how to accommodate their (NJNG) easements and then polling the prospective tenants as to whether they want the service.

TC: Will Mr. Celler be required to pull building permits to put up his hangar?

SR: His next step would be to meet with the LIC with his proposed plan and tell us what’s going on. Everyone needs to get a permit.

RK: The airport is still under the umbrella of the inspection department. And he does needs to follow the FAA-approved plan (ALP) footprint.

ATTORNEY’S REPORT:

No report for open session.

CORRESPONDENCE:

None

COMMITTEE REPORTS:

• Site Review Committee (Justin Flancbaum, Chr.)-
  o Received a site plan for review from Excel Corporate Park for new construction of an industrial building off Railroad Street in the Prospect Street Park. 40,000 square feet for a warehouse. Requesting a waiver from frontyard setback requirements (58’).
    - JF had no objection
    - GSS had no objection as long as it wasn’t going out into Prospect Street
  o RK: any update on the request by Tomchei Shabbos (food pantry) for lands to construct a new distribution site (off Swarthmore Avenue / using JCP&L Right of Way for access).
    - Nothing new. The area that they were targeting is not Industrial Commission property. It’s Township property.

• Sign Committee:
  o RK contacted Mark-O-Lite Signs for designs for new signage – no response.
LAKEWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION • MEETING OF: APRIL 13, 2016

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

113  o  Garden State Signs – no response
114  o  JF recommended the local companies:
115     ▪  Inkit Design
116     ▪  Blazing Visuals
117  o  Why go back to the same companies when they don’t respond?

OLD BUSINESS:
None

NEW BUSINESS:
•  JF:  Ocean County has a new roadway resurfacing plan underway
118  o  Cedar Bridge Avenue between New Hampshire Avenue and the Parkway is in very
119   bad shape. Recommending a letter written from the Commission to the County (cc
120   Township Committee; cc Freeholders) asking them to please add all County roads in
121   and around the industrial park as a priority. It is the second largest industrial park in
122   the State and also is a huge employment center for the region.
123     ▪  MJD to Jeff:  Have you heard anything pending?
124     ▪  JS:  No. Only, the most recent thing being New Hampshire Avenue north of
125       Route 88 up to Ridge Avenue.

The following resolution was presented by GSS/JF and carried to move 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 12:05 PM

Following a motion by TC/GSS and carried, the meeting returned to Open Session at 12:22 PM.

GSS / JF: MOTION to approve the Second Amendment to Contract for Sale of Real Estate (to be memorialized by RESOLUTION at a later date) by and between the Lakewood Industrial Commission and Shvarzblat Real Estate Holdings as proposed.

Question on the Motion/Resolution-

RK asked as to the proposed use of the lands under the power lines. SR responded that nothing can be done there. Possibly parking.

VOTE: ON ROLL CALL-

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COMMENTS/QUESTIONS FROM THE COMMISSIONERS:

Hon. M D’Elia- Is anyone attempting to help guide the American Hotel Register property sale for commercial/industrial uses?

• SR: It’s been under contract a number of times. Many people are offering for the property as to its potential development. In longer terms we need to think about James Street and what can be there... it’s chopped up as to uses right now.

GSS: Who is occupying the former Bamboo and Rattan facility? It’s being cleaned up. Someone is in there.

SR: Prices are now over $100/SF for sale of property in the industrial area.
RK: South of the ball park. Is that an office building going in there?
   • Office Building and Hotel

GSS: Anything more on Bathgate’s position?
   • Nothing new

NB: Any validity to what’s happening on West County Line Road and New Prospect Road?
   • The property is a gateway to Lakewood.

JF/TC Motion to adjourn the meeting. Carried.

The meeting was adjourned at 12:29 PM

Dated: June 6, 2016

By Anita B. Doyle
Administrative Manager