

**LAKESWOOD 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.

- 1 The meeting was called to order by Chairman Robert Kirschner at 11:41 AM.
- 2 Flag Salute
- 3 Moment of Silence in support of our military
- 4 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:		
<u>LIC Professionals and Staff</u>		
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

- 5
- 6 **MINUTES**
- 7 Minutes for the February 17th and March 9th meetings were presented for formal acceptance.
- 8 TC/GSS Motion to approve transcribed minutes of the February 17, 2016 meeting as presented.
- 9 Carried.
- 10 TC/GSS Motion to approve transcribed minutes of the March 9, 2016 meeting as presented.
- 11 Carried. Justin Flancbaum abstained (absent from the March meeting)
- 12

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.

- 19
- 20

**LAKWOOD 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.

21 **BILL LIST:**

22 The following Bills were presented for payment approval to be paid by Industrial Commission
23 budgeted funds.

24
25 (The Industrial Commission joined the Monmouth Ocean Development Council (MODC) over the
26 past month.)

Num	Name	Final Memo	Amount
3151	Frantasy Enterprises, LLC	Marketing and Public Relations Services - April 2016	\$ 2,000.00
3152	Anita B. Doyle	Administration Management Services to the Lakewood Industrial Commission - 3/1/16-3/31/16	\$ 805.00
3153	Israel Reinman	Car Allowance + Reimb of OOP- FAA Meeting/Lkwd Airport	\$ 433.12
3154	Duvy's Media LLC	Inv#16839 services through 2/29/16 - Lakewood Township Website Management/ Hosting / Domain Name.	\$ 572.91
3155	Remington Vernick	Inv#1515T084-6 Engineering Services through 2/29/16- Lakewood Airport Hangars	\$ 1,105.00
3156	Cleary Giacobbe Alfieri & Jacobs	Inv# 41028 / Inv#41949 Legal Services through 3/31/16	\$ 1,491.00
3157	Watchung Spring Water Co., Inc.	Acct 127214 Inv#7111352 /7166498 Meeting Supplies	\$ 128.88
3158	Yussi's	Meeting Expenses 4/13/16	\$ 199.50
3159	Greater Media Newspapers	1318844+1319375 Legal Ad Frantasy Acct#84414	\$ 34.35
3160	MODC	MODC April General Membership Meeting - Steve Reinman	\$ 40.00
Bill List Total			\$ 6,809.76

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

28 **ON ROLL CALL:**

Commissioner	Yea	Nay	Abstain
Brooks, Neil	X		
Calabro, Thomas	X		
Flancbaum, Justin	X		
Katz, Shlomo	-	-	-
Schuster, Edwin	X		
Stafford-Smith, Greg	X		
Kirschner, Robert	X		Abstained from voting on Bill #3151

29 Motion carried.

30

LAKESWOOD 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.

COMMENTS FROM THE PUBLIC:

31 Frances A Kirschner / Frantasy Enterprises:

- 32 • The LIC is working on its upcoming Spring 2016 newsletter. We have articles on Iorio
- 33 Construction and the Perma Pure (1001 New Hampshire Avenue) grand opening event.
- 34 • Sent a press release about a career fair at Lakewood High School and sponsored by the
- 35 Lakewood Chamber of Commerce. About 260 juniors and seniors cycled through the fair.
- 36 Suggests that the Industrial Commission take exhibit space at next year's fair in support of
- 37 jobs.
- 38
- 39

EXECUTIVE DIRECTOR'S REPORT:

40 Lakewood Airport

- 41 • Quick update on the airport
- 42 ○ Lakewood's attorney is working on a condemnation (Church & Dwight) to acquire a
- 43 portion of land that holds an obstruction. Lakewood seeks to remove the obstruction
- 44 (fence) to recover the runway landing threshold. The Township Committee is in the
- 45 process of approving the taking. Appraisals have been made of the acreage to be
- 46 acquired.
- 47
- 48 • Moving along-
- 49 ○ Hangars project
- 50 ■ Design - Build with Iorio Construction – there is a slight change to the original
- 51 design
- 52 • The hangar manufacturer recommends more space (increased safety)
- 53 between the buildings – which requires additional pavement to be
- 54 installed. If there are additional costs to be borne, this will come back
- 55 before the LIC Subcommittee for review and approval.
- 56 ○ Zoning
- 57 ■ There was a meeting with the Mayor to review what's happening in the Park(s)
- 58 regarding increased activity, greater demand for space and how other / non-
- 59 profit uses can be impactful on the businesses in the Park. The Mayor is on
- 60 board regarding consideration of Zoning changes by the Township Committee.
- 61 ■ Mr. Kirschner – does this include parking in the street? We should address that
- 62 also.
- 63 • We actually went (there were one or two companies that complained).
- 64 The Mayor called the director of one of those institutions and achieved
- 65 positive results. It is ultimately the decision of the Township
- 66 Committee to adopt any new street parking rules in the industrial parks.
- 67 ○ JF: When do we anticipate start of construction on the hangars?
- 68 ■ SR: We're waiting. As soon as the design work is substantially done, we'll
- 69 have Ken Ressler come in and update us. There will be some disruption of
- 70 businesses with the construction (banner towing operations). There will be
- 71 some moving-around.

LAKESWOOD 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.

- 72 ○ JF: This condemnation has nothing to do with the hangars...
- 73 ▪ SR: Absolutely not. The condemnation has to do with the southern end of the
- 74 runway intended to recapture additional footage of the landing (runway)
- 75 threshold.
- 76 ○ JF: Design work... all done by the contractor and then the permits...
- 77 ▪ SR: Iorio and their subcontractor
- 78 ○ JF: We should ask them for a schedule in writing as to when to the design work
- 79 needs to be done.
- 80 ▪ S. Kean: The contract sets specific deadlines where, if they are not met, there
- 81 will be damages assessed.
- 82 ○ GSS: Any feelers on whether there are any people interested in the radiant heat
- 83 improvement?
- 84 ▪ SR: We haven't figured out how to accommodate their (NJNG) easements
- 85 and then polling the prospective tenants as to whether they want the service.
- 86 ○ TC: Will Mr. Celler be required to pull building permits to put up his hangar?
- 87 ▪ SR: His next step would be to meet with the LIC with his proposed plan and
- 88 tell us what's going on. Everyone needs to get a permit.
- 89 ▪ RK: The airport is still under the umbrella of the inspection department.
- 90 And he does needs to follow the FAA-approved plan (ALP) footprint.
- 91
- 92

93 **ATTORNEY'S REPORT:**

94 No report for open session.

95

96 **CORRESPONDENCE:**

97 None

98

99 **COMMITTEE REPORTS:**

- 100 ● Site Review Committee (Justin Flancaum, Chr.)-
 - 101 ○ Received a site plan for review from Excel Corporate Park for new construction of an
 - 102 industrial building off Railroad Street in the Prospect Street Park. 40,000 square feet
 - 103 for a warehouse. Requesting a waiver from frontyard setback requirements (58').
 - 104 ▪ JF had no objection
 - 105 ▪ GSS had no objection as long as it wasn't going out into Prospect Street
 - 106 ○ RK: any update on the request by Tomchei Shabbos (food pantry) for lands to
 - 107 construct a new distribution site (off Swarthmore Avenue / using JCP&L Right of
 - 108 Way for access).
 - 109 ▪ Nothing new. The area that they were targeting is not Industrial Commission
 - 110 property. It's Township property.
 - 111 ● Sign Committee:.
 - 112 ○ RK contacted Mark-O-Lite Signs for designs for new signage – no response.
-
-

**LAKWOOD 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 ○ Garden State Signs – no response
- 114 ○ JF recommended the local companies:
- 115 ▪ Inkit Design
- 116 ▪ Blazing Visuals
- 117 ○ 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
 - Cedar Bridge Avenue between New Hampshire Avenue and the Parkway is in very bad shape. Recommending a letter written from the Commission to the County (cc Township Committee; cc Freeholders) asking them to please add all County roads in and around the industrial park as a priority. It is the second largest industrial park in the State and also is a huge employment center for the region.
 - MJD to Jeff: Have you heard anything pending?
 - JS: No. Only, the most recent thing being New Hampshire Avenue north of 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 | <input checked="" type="checkbox"/> |
| PERSONNEL | <input type="checkbox"/> |
| LITIGATION | <input type="checkbox"/> |
| OTHER | <input type="checkbox"/> |

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;

**LAKWOOD 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.

152 said determination to be made by further resolution adopted by the Industrial
153 Commission.

154 4. This resolution shall take effect immediately.

155

156 The meeting moved into Closed Session at 12:05 PM

157

158

~•~

159

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

161

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

165 Question on the Motion/Resolution-

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

168

VOTE: ON ROLL CALL-

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

169

170

171 **COMMENTS/QUESTIONS FROM THE COMMISSIONERS:**

172

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

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

178

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

181

182 SR: Prices are now over \$100/SF for sale of property in the industrial area.

183

184

**LAKESWOOD 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.

185 RK: South of the ball park. Is that an office building going in there?

- 186 • Office Building and Hotel

187

188 GSS: Anything more on Bathgate’s position?

- 189 • Nothing new

190

191 NB: Any validity to what’s happening on West County Line Road and New Prospect Road?

- 192 • The property is a gateway to Lakewood.

193

194

195

196 JF/TC Motion to adjourn the meeting. Carried.

197

198 The meeting was adjourned at 12:29 PM

199

200

201

202 Dated: June 6, 2016

203

204

205

206

207

By Anita B. Doyle
Administrative Manager