

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: APRIL 10, 2019

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 11:37 AM by Chairman Robert Kirschner
- 3 Roll Call for Attendance:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	X	
Calabro, Thomas (TC)	X	
Flanbaum, Justin (JF)	X	
Katz, Shlomo (SK)	-	X
Schuster, Edwin (ES)	ARRIVED AT 11:41AM	
Stafford-Smith, Gregory (GSS)	X	
Kirschner, Robert-Chairman (RK)	X	
Quorum Count:	6	1
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	X	
Sean T. Kean – Comm Atty	X	
Doyle, Anita–Admin Mgr	X	
Staiger, Jeff – Comm. Engineer	X	

Fran Kirschner / Frantasy Enterprises – Marketing and Public Relations

- 4
- 5 MINUTES:
- 6 TC/GSS Motion to approve the March 13, 2019 meeting minutes. Carried
- 7

- 8 STATEMENT OF ACCOUNTS:
- 9 NB / JF Accept the Statement of Accounts. Carried.

- 10 BILL LIST:
- 11 The following bills were presented for payment approval to be drawn from Industrial Commission
- 12 Budgeted funds.
- 13
- 14

3720	Cleary Giacobbe Alfieri & Jacobs	Invoice# 67883 Legal Services through 3/31/19	\$	2,479.20
3721	Frantasy Enterprises, LLC	Marketing and Public Relations Services April 2019	\$	2,000.00
3722	Anita B. Doyle	030119-033119 Services as Administration Manager	\$	1,140.00
3723	Duvy's Media LLC	Lakewood Township website management through 2/28/19	\$	716.67
3724	JCP&L (Power Usage)	03-08-19 through 04-04-19 electricity usage Hangars	\$	263.59
3725	Tri Town	Acct # 37271 (Legal Ad - notice of public event 5/22/19)	\$	36.80
3726	Israel Reinman	Executive Director's car allowance - April 2019	\$	500.00
3727	Select Security	Inv# 1916606 69626 - Annual Fire Alarm Inspection Hangar C	\$	380.00
3728	Select Security	Inv# 1916605 69626 - Annual Fire Alarm Inspection Hangar B	\$	322.50
3729	Select Security	Inv# 1916604 69626 - Annual Fire Alarm Inspection Hangar A	\$	293.75

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3730	Yussi's	Meeting supplies - Final	\$	195.00
Bill List Total:				\$ 8,327.51

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Discussion on JCP&L bill: Appears that some tenants are using additional electricity. Suggestion to consider meter every hangar individually.

Mr. Schuster arrived at 11:41AM

TC/JF Motion to approve payment of bills numbered 3720-3730.
On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flanbaum, Justin	x		
Katz, Shlomo	-	-	-
Schuster, Edwin			x
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on item 3721

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The above Bill List thereby being approved for payment.

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

COMMENTS FROM THE PUBLIC

Jeff Hale | The Sudler Companies

Concerned about implementation of sidewalks. Requested that Sudler be included in the process regarding - safety impact

- A committee of the LIC has been working with the Lakewood Planning Board to come up with a plan. Not put together yet. Working on it.

Connie Friedland | Cedarcom

Would like to be part of the process regarding sidewalks / safety in the industrial parks

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43 Seth Gerszberg | 2020 Acquisitions

44 Read a prepared statement regarding the 65-70 acre tract and 2020 Aquisition's position with regard
45 to the tract off Airport Road. Mr. Gerszberg asked for an opportunity to meet with Chairman
46 Kirschner to discuss ways to move the process along more effectively.

47

48 Counselor Kean wished to point out the fact that although this portion of the meeting is listed for
49 Public Comment, this (line of comment) is a potential subject of litigation. He cautioned the
50 Commissioners not to respond at this time.

51

52 EXECUTIVE DIRECTOR'S REPORT:

- 53 • A meeting took place with a subcommittee of the LIC and the Lakewood Planning Board to
54 address sidewalks in the park and regarding safety versus vehicular traffic in the industrial
55 parks
- 56 • There will be a developed plan to be put together to form a cohesive and cooperative
57 approach to a solution that will work
- 58 • In the master plan process the LIC proposed a set of standards for industrial park schools
59 (need to provide enough space for all activities to take place off the street
- 60 • All business should be happening off the street
- 61 • New UDO (ordinances) require that everything gets done off the road (pick-up, drop-off), etc.
62 ○ But, if someone sells an existing commercial building, it won't come to the Planning
63 Board – it goes to Zoning for a change of use approval and a change of use is effected
64 by the Zoning Board.
65 ○ LIC Intention to send a letter to Fran Siegel providing the new ordinance standards to
66 inform Zoning regarding any requested change of use in the industrial park to make
67 Zoning Board aware of the changes also.
- 68 • To Jeff Staiger: When we built the t-hangars, JCP&L trenched from Airport Road to the
69 location of the t-hangar construction
70 ○ Q: Do we need an easement to the planning for that acreage? Need to mark out?
71 ■ A: Need to obtain an easement before the property is sold.

72

73 CORRESPONDENCE:

74 None

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76 ATTORNEY'S REPORT:

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

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79 COMMITTEE REPORTS:

- 80 • Strand Committee: Mr. Calabro is meeting with Live Nation on 4/10 in NYC
81 ○ Also, we need a resolution to set up a depository to manage new funds and anticipated
82 funds.

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84 GSS/TC Motion to authorize setting up of a depository for accounts to manage revenue from
85 Include identification of officers authorized to act on accounts

86

87 **Resolution / Motion:**

88 **190401** Resolution of the Lakewood Industrial Commission authorizing the setting up of a
89 depository account(s) of the Commission to manage funds (for the Strand Theater Asset Apartment
90 Revenue, Strand Capital funds, Lakewood Airport Revenue) including identification of the officers
91 that would be authorized to act on the accounts on behalf of the Industrial Commission.

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93 To be memorialized at another LIC meeting.

94

95 On Roll Call:

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

96 The above resolution hereby being duly adopted.

97

98 **MARKETING AND PUBLIC RELATIONS:**

99 Fran Kirschner

- 100 • The Strawbs' event at the Strand Theater w/ food trucks
- 101 • Chamber of Commerce requested Press Releases which are posted on the Chamber's new
102 website
- 103 • Student Business Day Luncheon 4/11/19
- 104 • Freeholder Director Ginny Haines will speak at the Ocean ELC meeting
- 105 • Chamber of Commerce and Lakewood High School PALS' hosting of a Senior Prom was
106 canceled. Rescheduled as a luncheon
- 107 • Steve Reinman, Bob Kirschner and Fran Kirschner attended the MODC Legislative
108 Committee and the Chamber of Commerce meetings

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111 The following resolution was offered by GSS/JF and carried to move the meeting into Closed Session
112 at 12:16 PM

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

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

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

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

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

- 125 **CONTRACT NEGOTIATIONS**
- 126 **PERSONNEL**
- 127 **LITIGATION**
- 128 **OTHER**

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

133 4. This resolution shall take effect immediately.

134

135 On a motion by GSS/TC and carried, the meeting returned to Open Session at 12:45 PM

136

137 **COMMENTS FROM THE COMMISSIONERS:**

138 Mr. Stafford Smith will attend the Strand Board of Directors meeting on April 10th as the committee
139 chairman will be unavailable.

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141 GSS/TC Motion to adjourn the meeting. Carried.

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143 Meeting was adjourned at 12:46PM

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