

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: FEBRUARY 11, 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 11:34 AM by Chairman Robert Kirschner.
- 2 Mr. Kirschner introduced newly-appointed Commissioner, Thomas Calabro.
- 3 Roll Call for Attendance:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Calabro, Thomas	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	

Also in attendance:
 Michael J. D’Elia, Liaison
 Frances A. Kirschner, Marketing &
 Public Relations for Lakewood
 Township;
 Michael Ricca (Public)
 David Nicola (Public)

4
5 **MINUTES – January 14, 2015 (Reorganization)**

6 GSS/NB Motion to approve the Minutes of the January 14, 2015 meeting as transcribed.
7 Carried.

8
9 **STATEMENT OF ACCOUNT dated February 11, 2015**

10 The February 2015 Statement of Accounts reflects that a land lease payment from AT&T (cell tower)
11 has been received and bank interest earned posted.

12 JF/GSS Motion to accept the Statement of Accounts dated February 11, 2015 as offered.
13 Carried.

14
15 Mr. Kirschner had a question regarding one bank account holding in excess of \$250,000. He asked
16 Ms. Doyle to offer an explanation. Ms. Doyle advised that Lakewood Township only participates in
17 investment with banks that are determined as certificate holding NJ GUDPA (**GOVERNMENTAL**
18 **UNIT DEPOSIT PROTECTION ACT**) banks, required to provide collateral to match depository funds
19 to secure investment by municipal, county and board of education entities. See:
20 http://www.state.nj.us/dobi/division_banking/depositories/gudpa.htm .
21

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22 **BILL LIST dated February 11, 2015:**

23 The following bill list was presented for payment approval to be paid from Industrial Commission
24 budgeted funds:

Num	Name	Memo	Amount
3023	Anita Doyle as Agent of LIC	Replenishment of Petty Cash On Hand	\$ 192.69
3024	Watchung Spring Water Co., Inc.	Account # 127214 LIC Meeting Supplies	\$ 71.93
3025	Israel Reinman	Executive Director's Car Allowance - February, 2015	\$ 400.00
3026	Kaitlin Williams	Marketing Services (Seminar / Website / Newsletter) Period 2/8/15- 2/9/15	\$ 42.00
3027	Frantasy Enterprises, LLC	Marketing and Public Relations Services Provided to the Township of Lakewood and Lakewood Indust...	\$ 2,000.00
3028	Cleary Giacobbe Alfieri & Jacobs	Inv#30560 Services through 1/31/15	\$ 532.00
3029	Anita B. Doyle	Administrative Management Services 1/1/15-1/31/15 & Reimb Out of Pocket Expenses for Office Supplies	\$ 1,209.49
3030	Yussi's	Meeting Refreshments	\$ 264.26
Bill List Total:			\$ 4,712.37

25 Motion by GSS / JF to approve payment of items # 3023-3030.

26 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		Abstain from voting on item # 3027

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

28

29 The Commissioners agreed to move from the agenda order to recognize members of the public:

- 30 1- David Nicola, Director of Business Development, GTS Consultants (surveying and mapping)
31 2- Mike Ricca, Representing Local Contractors Electrical Union Local 400

32

33 The Commission's Budget –to–Actual Report was presented to the Commissioners for their
34 information reflecting balances remaining of line items within the adopted LIC 2015 budget. No
35 action was required to be taken.

36

37

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EXECUTIVE DIRECTOR'S REPORT:

Mr. Reinman reported on the following:

LAKESWOOD AIRPORT:

- A LIC committee comprised of Robert Kirschner, Justin Flancbaum, Greg Stafford-Smith and Steven Reinman met at the airport to review the types of new activity and growth of activity at Lakewood Airport.
 - There were notices sent to those on the “waiting list” requesting “earnest/refundable deposits” for t-hangar space at Lakewood Airport which would operate on a first-come, first-served basis.
- Mr. Reinman advised that he was hoping to have received some feedback from the FAA; he is scheduled to meet with the FAA to discuss future development at Lakewood Airport and to get a feel for how they feel about authorizing Land Release for the development of “60-acres” and obtaining grant funding for projects.
- Mr. Kirschner added that he met with Matt Applegate who advised that the Plans that we have from 2006 are those that were approved.
 - Mr. Reinman: the most efficient way for us to approach this is to try and place, at least our initial set of hangars, exactly where they’re approved to be. Otherwise, you have to submit changes and may be faced with some delays to get the changes approved.
- Liaison D’Elia asked whether there is anything being done on the Terminal Building?
 - Mr. Reinman: Nothing at this time. Unfortunately, the terminal building is not the type of project that the FAA or NJDOT would dedicate funding to for rehab.
- Mr. Kirschner handed out the Airport Layout Plan (ALP) that was approved by the FAA for both aviation and non-aviation-use lands.
 - Mr. Reinman on the ALP: The shaded area if the approved plan is accepted by the FAA as concept and non-aviation related and could be changed as to content. When that area is sold, those monies must remain “with the airport”, which would provide a great opportunity to invest in update of the terminal building and other improvements.
 - The really attractive thing about where the hangars are placed on the plan is that there is really nothing in the way in terms of trees having to be taken down – it’s very sparse there. It’s easy to clear for the building and also to lay in the taxiway to connect with the runway.
- Discussion continued regarding the banner activity and how the new construction would affect banner activity.
- Mr. Reinman informed the Commissioners that he met with a prospective client’s rep to discuss a sale of a portion of the 60 acres for industrial use.
- Mr. Reinman explained the process of “land release” by the FAA for lands purchased with FAA funding; that any sale of property from these “released” lands must come back to the airport and for airport uses.
- Matt Applegate is expected to give a report at the next meeting.

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79 NEW HAMPSHIRE HOLDINGS (Retail Center on America Avenue)

- 80 • Engineers are making progress
81 • Mark Chopp is working as the Project Manager for New Hampshire Holdings. The project is
82 facing re-design.
83

84 LAKEWOOD EQUITY (Office Building Project)

- 85 • Regarding the matter of the parcel within the lands under contract and sold by the
86 Commission to Lakewood Equity, there is a bit of title excitement that needs to be cleared up.
87 Garzo issued a Quit Claim deed to Lakewood Township, not to the Lakewood Industrial
88 Commission. This title matter is being cleaned up at this time.
89

90 “HELP LAKEWOOD INDUSTRIAL PARKS”

- 91 • Reporting that roadway conditions in the Lakewood Industrial Parks are deplorable and
92 dangerous.
93 • A UEZ project to resurface/reconstruct the roadways was “pulled” because of lack of funding.
94 • Potholes issues are extreme.
95 • There is a DOT grant available that would repave Swarthmore Avenue.
96

97 ZONING (expansion of ABCD Zone)

- 98 • Is still in play with the Township Committee
99

100 **ATTORNEY’S REPORT**

101 Mr. Kean advised that his report will be presented in Executive Session.
102

103 **CORRESPONDENCE:**

104 Notice of Planning Board Hearing was received by the LIC office (as land owners within 200’ of the
105 project) identifying the project by Cedarbridge Properties which is planned as the construction of two
106 41,000 SF office buildings on Lot 2 in Block 1608. An Architects rendering of that building was
107 provided for Commissioners’ information.
108

109 **COMMITTEE REPORTS:**

- 110 • **SITE REVIEW COMMITTEE (Justin Flancbaum)**
111 ○ Mr. Flancbaum reported that the Site Review Committee addressed a request by
112 Cedarbridge Properties for a waiver from the 100 foot setback required in the zone and
113 the approval for an 85 foot frontyard setback.
114
- 115 • **PARK CONTROL & SIGNS**
116 ○ Mr. Kirschner asked Mr. Brooks, as chairman of that committee, to go ahead with
117 some designs to re-do the signage of the Park.
118
119

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- 120 • **AIRPORT MANAGEMENT AND CONTROL** (Greg Stafford-Smith)
121 ○ Commented on the concept of construction of T-Hangars and the income stream that
122 could be realized following completion.
123 ○ Mr. Kirschner added that, in talking to Matt Applegate, we could do the whole
124 package through the installer – a turnkey operation.
125

126 **OLD BUSINESS:**

- 127 • Waiver request has been addressed by Mr. Flancbaum. The letter of support for the waiver
128 granting will be conveyed to the Planning Board by the LIC Office.
129 • 60-acre tract: Mr. Reinman will talk to the FAA on 2/12 about chipping in for funding.
130 ○ Mr. Kirschner: We don't need anything from them to go ahead with that Plan???
131 ▪ Mr. Reinman: Not approvals...
132 • The 15 acre tract – the appraisers couldn't get the final appraisal together in time for this
133 meeting.
134
135

136 Commissioner Questions:

- 137 ▪ Mr. Brooks – was on the State of NJ Tax website and was reviewing tax exempt properties
138 and a number of these properties were designated to the Lakewood Industrial Commission. Is
139 there a list of the properties that the LIC holds? LIC Office to provide the list of LIC-owned
140 properties.
141
142 ▪ Mr. Brooks – rumor has it that the new Sudler building is being leased for a school.
143 Responses were that this was not correct.
144
145 ▪ Mr. Brooks- Since we vacated the buffer easement on New Hampshire Avenue, what's going
146 on with the Quick Chek? What has already been started? Is that the development? Does
147 anyone know what the status of all of that is?
148 ○ Mr. Reinman: What we vacated recently is actually the buffer that is going to front the
149 residential portion.
150 ○ Mr. Staiger: They are starting construction now. They have obtained the building
151 permits for the homes in Cedarwood Hills and the bonds are in place for Cedarwood
152 Hills as well as the agreements with the County (roadway). Bonds are in place for
153 Quick Chek.
154

155 **NEW BUSINESS:**

156 None
157
158

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COMMENTS FROM THE PUBLIC:

- Fran Kirschner reported that she is working on /has released press releases for
 - Mark Chopp on the 60,000 SF building
 - Home Sweet Health Care Services
 - Lakewood Community Shuttle
 - Vine Street project Sewer Pipe
 - Town Appliance Scratch N Dent Outlet
 - Advance Auto Grand Opening (the largest store in NJ is this new one on New Hampshire Avenue)

NB/GSS offered the following resolution to move the meeting into Closed Session. Carried.

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; 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 12:12 PM

Following a motion by GSS/JF and carried, the meeting returned to Open Session at 12:39 PM

NON CONSENT RESOLUTIONS:

None

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RESOLUTIONS:

150201 Resolution qualifying Professional Services / EUS providers for the Lakewood Industrial Commission for the calendar year 2015.

200 Motion by GSS/JF to approve adoption of Resolution # 150201.

201 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		Abstained from voting on Frantasy Enterprises' qualification

202
203

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

150202 Resolution Awarding 12-month contract to Frantasy Enterprises to perform Marketing and Public Relations Services to the Township of Lakewood and Lakewood Industrial Commission for 12 months effective February 1, 2015 through January 31, 2016

204 Motion by JF/GSS to approve adoption of resolution # 150202.

205 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

206
207

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

208 GSS/JF: Motion to adjourn the meeting. Carried.

209

210 Meeting was adjourned at 12:43 PM

211

212 Dated: March 17, 2015

213

by
Anita B. Doyle
Administration Manager

214