

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: DECEMBER 9, 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 11:40 AM by Chairman Robert Kirschner.

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3 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:	6	1
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir. & Scty - Designee	x	
Kean, Sean – Comm Atty	x	
Doyle, Anita–Scty-Designee	x	
Staiger, Jeff – Comm. Engineer	x	

Also in attendance:
Co-Liaison Michael J. D’Elia
Frances Kirschner/Frantasy Enterprises

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5 **MINUTES OF THE OCTOBER 14, 2015 MEETING:**

6 Flancbaum / Brooks Motion to accept the minutes of the October 14, 2015 meeting as written.
7 Carried. Mr. Katz abstained from voting (was absent from that meeting).

8

9 **STATEMENT OF ACCOUNTS:**

10 The Statement of Accounts was presented for acceptance and reviewed as to content. The BlueClaws
11 lease payment was received and AT&T land lease payment was received and recorded. CGSR was
12 invoiced for their land lease of 1 acre (Portion of Lot 9 in Block 1606for parking) which payment is
13 due January 1, 2016.

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15 Calabro / Flancbaum: Motion to accept the Statement of Accounts as presented. Carried.

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BILL LIST:

The following bills were presented for payment approval to be drawn from Industrial Commission budgeted funds:

Num	Name	Memo	Amount
3109	Asbury Park Press	Order#0000814478 Legal Ad Notice of Special Meeting	\$ 60.50
3110	Anita B. Doyle	10/1/15-10/31/15 Services as Administrative Manager	\$ 1,058.75
3111	Duvy's Media LLC	Inv# 16014 Lakewood Township Web Management Services 090115-093015	\$ 202.08
3112	Remington Vernick	Inv# 1515T079-4 Professional Engineering Services provided 090115-093015 - Environmental Evaluation	\$ 1,360.00
3113	Cleary Giacobbe Alfieri & Jacobs	Inv# 37864 - Legal Services Provided through 10/31/15	\$ 910.00
3114	Duvy's Media LLC	Inv# 16127 Website Management	\$ 129.17
3115	Lakewood Chamber of Commerce	Lakewood Industrial Commission Membership dues 1/1/16-12/31/16	\$ 50.00
3116	Asbury Park Press	Order # 830066 - Special Meeting Legal Ad (11/4/15)	\$ 59.75
3117	Remington Vernick	1515T084 Lakewood Airport Hangars - Design/Build Specifications	\$ 7,191.25
3118	Israel Reinman	Executive Director's Car Allowance - December 2015	\$ 400.00
3119	Anita B. Doyle	Administrative Mangement Services 11/1/15-11/30/15	\$ 717.50
3120	Watchung Spring Water Co., Inc.	Inv#6891463 Acct #127214 - Meeting Supplies	\$ 87.41
3121	Frantasy Enterprises, LLC	Inv# 120115 Public Relations and Marketing Services for the month of December 2015	\$ 1,636.36
3122	Yussi's	Meeting	\$ 200.88
Bill List Total for 12/9/15			\$ 14,063.65

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Stafford-Smith / Flancbaum – Motion to pay bills numbered 3109 through 3122 totaling \$14,063.65
On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	x		
Katz, Shlomo	x		
Schuster, Edwin	-		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained - #3121

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BUDGET TO ACTUAL REPORT:

The budget to actual report was presented for the Commissioners' information and offered as an aid in the preparation of the upcoming year's budget. No action was required to be taken.

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COMMENTS FROM THE PUBLIC:

- *Fran Kirschner/Frantasy Enterprises:* Ms. Kirschner reported on the finalization of the LIC’s Winter e-newsletter which is due for release at the end of the month. She asked the commissioners to let her know if they have any business or know of matters of interest that could be included to get in touch with her. Also, if there is anyone that would like to receive the e-newsletter to contact the office and their emails will be included in the distribution of future issues.

On a resolution offered by Stafford-Smith / Flancbaum...

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 checked="" 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.

...and carried, the meeting moved into Closed Session at 11:53 AM

~ • ~

On a motion by Brooks / Stafford-Smith and carried, the meeting returned to Open Session at 12:27PM.

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DIRECTOR'S REPORT:

LAKESWOOD AIRPORT T-HANGARS PROJECT:

- We bid the T-Hangars the first time and received one response that was almost double the amount budgeted for the project. Any and all bids received were rejected.
- We held a Pre-Bid Meeting: 9-10 contractors attended
- A new date to receive bids was scheduled for December 17th at 2:30 PM. Good news.

NEWS: OTHER

- Sudler is building a new 70,000 building on Paco Way. The demand for industrial space is high. This is relevant for the future development plans of our 60 acres.
- We should look for other lands to expand on. Consider a piece on Shorrock Street?
- MJD: What's being done with the complex: American Hotel Register on James Street – 120,000 SF + 10 acres of land? Do we have any prevention of schools going in there?
 - Discussion continued on the ongoing negotiations for sale / development of that property.
- MJD: UPS is very upset about getting their trucks out and on the road. Their operations are directly impacted by school buses in the park.
 - Jeff: The County is looking to do improvements to the intersection of Cedar Bridge and Oberlin. They are doing the survey work now.
 - Can they carve out another lane to Cedar Bridge?
 - SR: Even with the added lights (at Quick Chek), there are issues.
 - MJD had notified the County regarding their lack of aggressiveness toward improving the roads in Lakewood.
 - RK: There is also an ongoing issue regarding parking on the streets
 - SR: Visitor parking is allowed, Employee parking is not allowed. We've been partially successful in reached out to schools to get their staff to park off the street. There are no signs about "no parking" on the street.
 - Preferably, we are discouraging parking on the street
 - On Corporate Road West, trucks couldn't navigate due to parking on both sides of the street. It was an issue.
 - RK: There are no "No Parking" signs on any of our streets, would the placement of "No Parking" signs help?
 - GSS: Off Prospect Street near Clayton's entrance, school (across the street) parking is happening on both sides of the street all of the time.
 - SK: Schools during the day have off-street parking. Why don't we consider saying that there should be no parking between 9 AM – 5 PM? When they have an overflow crowd at night, that's not when the trucks are in there anyway.
 - SR: Let's take a ride and see...

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- 112 ○ If you make it “No Parking” at all...
- 113 ○ We need to survey it a little bit
- 114 ▪ Big problem has been with parking on both sides of the street. Truck drivers are
- 115 afraid to drive down the street especially where children are present partially for
- 116 fear of children coming out between cars and onto the road.
- 117
- 118

119 **ATTORNEY’S REPORT:** None for Open Session.

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121 **CORRESPONDENCE:**

- 122
- 123 • Notice of Planning Board hearing from Jack Aviv. The LIC Site Review Committee had
- 124 reviewed and responded to the Planning Board with no exception to their plan.
- 125 • Notice of Planning Board hearing for Preferred Enterprises for Minor Subdivision of Lot 13
- 126 into 2 conforming lots.
- 127

128 **COMMITTEE REPORTS:** No Committees met during the past month.

129

130 **OLD BUSINESS:**

- 131
- 132 • *60-ACRE TRACT:*
- 133 ○ We are waiting for appraisals to be completed
- 134 ○ Township Committee is anticipated to draft an ordinance transferring the land to the
- 135 LIC following land release by the FAA
- 136
- 137 • *ROAD REPAVING:*
- 138 ▪ Jeff: Township obtained DOT fund for roadway improvements last year.
- 139 Looking to do that area from Kenyon to New Hampshire Avenue (on
- 140 Swarthmore) – looking to do that work. The cost to do that work is about \$6,000
- 141 more than what was available in the DOT grant. The contractor that was doing
- 142 township-wide paving. Kenyon Drive is slated to be done in the spring. So, we’re
- 143 waiting for the contractor that is doing the development on Kenyon to put the
- 144 utilities in then hopefully pull the other contractor to do Swarthmore and Kenyon
- 145 ▪ JF: What about Oak Street where it dips?
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149 **NEW BUSINESS:**

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- 151 • 2016 LIC Meeting Schedule was prepared and distributed for review as to conflicts. No
- 152 responses were received that indicated that there were issues with the dates proposed. We'll
- 153 move forward with publishing the schedule around January 1st.
- 154
- 155 • LIC *Geared For Business* e-newsletter – Scheduled for release around December 18th.
- 156
- 157 • Released the LIC RFP solicitation for Professional Services. Responses due to be received on
- 158 January 11, 2016. (Marketing and Public Relations and Appraisal Services)
- 159
- 160 • JF: Signage? I think that it would be good to update signage.
- 161 ○ There has been no progress on new signage for the Parks
- 162 ○ In light of the all the activity we see, it doesn't reflect well to have damaged signs
- 163 sitting on the ground. Have them removed – Call Public Works to have them removed.
- 164 ○ We should look at new signs. Something that will have minimal effect with traffic.
- 165 ○ Mr. Kirschner will look into obtaining signage proposals.
- 166
- 167 • RK: Ask the Township to deed us the airport? Would it benefit us?
- 168 ○ SR: The FAA may not allow it.
- 169 • TC: Could we acquire the Strand Theater?
- 170 • SK: What's with the Foreign Trade Zone?
- 171 ○ It's active.
- 172 ○ Explanation is that its current format is for participation as site specific rather than as a
- 173 magnet site as first designated. Location within the Lakewood Industrial Park alone
- 174 does not include businesses into the Foreign Trade Zone Program.
- 175 ▪ Lakewood Development Corporation administers Lakewood FTZ#235 for
- 176 Lakewood Township, Grantee.
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178 **CONSENT AGENDA:**

No Resolutions for approval

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180 **NON CONSENT RESOLUTIONS:**

None for approval

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COMMENTS FROM THE COMMISSIONERS:

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- TC: Regarding Lakewood Airport
 - Was contacted by a prospective customer of Lakewood Airport and asked whether it would be acceptable that he construct his own hangar, pay rent on the land and after a period of 4-5 years, turn over ownership of the hangar over to us.
 - Mr. Reinman added that this person once had a partner that had an aircraft repair facility and also ran a helicopter operation. They were being pushed out of Monmouth and were looking for a place to go. We couldn't come to a deal regarding money.
 - It was recommended that they be invited to our next meeting. There is space shown on the ALP to construct another building. The reason that was presented during previous negotiations was that they wanted to have their own repair facility.
 - TC: They already purchased a hangar.

Brooks / Stafford Smith- Motion to adjourn the meeting. Carried.

Meeting was adjourned at 12:55 PM

Dated: January 29, 2016

by Anita B. Doyle, Administrative Manager