

LAKWOOD INDUSTRIAL COMMISSION

MINUTES

OPEN SESSION • REORGANIZATION MEETING OF: January 9, 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 11:43AM by Executive Director Steven Reinman
3 Roll Call for Attendance:

Commissioners

Brooks, Neil (NB)

Calabro, Thomas (TC)

Flancbaum, Justin (JF)

Katz, Shlomo (SK)

Schuster, Edwin (ES)

Stafford-Smith, Gregory (GSS)

Kirschner, Robert-Chairman (RK)

Quorum Count:

	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:	5	2
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	X	
Catherine Kim, Esq. for Sean T. Kean – Comm Atty	X	
Doyle, Anita–Admin Mgr	X	
Jeff Staiger – Comm. Engineer	X	

Hon. Michael J. D’Elia, Liaison

Fran Kirschner / Frantasy Enterprises – Marketing and Public Relations

4
5 **ELECTION OF 2019 OFFICERS**
6

7 Mr. Reinman opened the floor for nominations for the office of **Chairman:**

8 JF/TC Nomination of **Robert Kirschner to the Office of Chairman.**

9 Hearing no other nominations, the floor was closed to additional nominations. By acclamation Mr.

10 Kirschner accepted the nomination.

11 Voice Vote: All in favor / No objections

12
13 Mr. Reinman turned the gavel over to the Chairman to complete the remainder of the election process

14
15 Floor was opened for nominations for the office of **Vice-Chairman**

16 TC/GSS Nomination of **Justin Flancbaum as Vice Chairman.**

17 Hearing no other nominations, the floor was closed to additional nominations.

18 Voice Vote: All in favor / No objections

19
20 Floor was opened for nominations for the office of **Secretary:**

21 JF/TC Nomination of **Gregory Stafford-Smith as Secretary.**

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22 Hearing no other nominations, the floor was closed to additional nominations.
23 Voice Vote: All in favor / No objections

24

25 **Comments from the Liaison:**

26 Mr. D'Elia was again assigned to act as the Township Committee's Liaison to the Lakewood
27 Industrial Commission.

28

29 **MINUTES:**

30 Minutes of the November 28, 2018 meeting were presented for approval.

31 TC/JF Motion to accept the minutes of the November 28, 2018 meeting. Carried

32 No LIC business meeting took place in December 2018

33

34 **STATEMENT OF ACCOUNTS:**

35 The Statement of Accounts report was presented for acceptance by the Commissioners.

36 TC/JF: Motion to accept the Statement of Accounts as presented. Carried.

37

38 **PROPOSED 2019 BUDGET:**

39 The LIC's proposed 2019 Budget (anticipated expenditures –developed as a guideline) was offered
40 for Commissioners' review, comments and acceptance.

41

42 Regarding the Signage project, the status is that the County of Ocean came back with a list of
43 guidelines relative to installation within the County right of ways. If we cannot get County approvals,
44 we will continue to seek permissions from property owners to install on their property.

45

46 The Roadway Repaving line item was rolled over from 2018 as it was not expended as part of the
47 County's Schedule C in 2018.

48

49 Mr. Staiger added that the Township has applied to the NJDOT for 2019 grants (roadway
50 improvements).

51

52 **EXECUTIVE DIRECTOR'S REPORT:**

53 • The Strand Theater asset was assumed from the Lakewood Development Corporation.
54 Contracts are anticipated the beginning of February.

55 • Airport Acreage (Land Release)

56 ○ The auction is anticipated to take place in February to move toward processing for
57 FAA approval

58 • Rents are strong in the Park

59 • Occupancy is high

60

61 **ATTORNEY'S REPORT:**

62 The Attorney's Report to be provided in Closed Session.

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CORRESPONDENCE:

None

COMMITTEE REPORTS:

- Site Review-
- Strand Committee- (T. Calabro)
 - 12/20 meeting with Aggressive Maintenance
 - Met with Lisa Skinner
 - “List”
 - Hot water heating system
 - Lock changes
 - Laminate flooring to replace carpeting in apartments
 - Ice is damming on roof – Aggressive has had a meeting with Ken Ressler – de-icing cables
 - Tour of Building

MARKETING AND PUBLIC RELATIONS:

Frances Kirschner presented a summary of Marketing and PR services for Lakewood Twp. and LIC over the past year

OLD BUSINESS:

None

NEW BUSINESS:

None

CONSENT AGENDA RESOLUTIONS:

The following Resolutions were presented as Consent Agenda Resolutions.

190101	Resolution Designating Depositories of the Lakewood Industrial Commission for the year 2019
190102	Official Newspapers of the Lakewood Industrial Commission- 2019
190103	Resolution qualifying Professional Services / EUS Vendors for Public Relations Services and Appraisal Services for 2019.
190104	Resolution releasing 2018 Closed Session Minutes deemed to have become suitable for release as being resolved.
190105	Resolution Appointing Steven Reinman as Secretary's Designee for the calendar year 2019.

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94 Motion by JF/TC to adopt Resolutions 190101-090105.

95 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		

96 The above resolutions are hereby being duly adopted by the Lakewood Industrial Commission

97

98 **NON-CONSENT RESOLUTIONS:**

99

100 Motion by JF/GSS to adopt Resolution #190106

190106	Resolution adopting the Lakewood Industrial Commission's 2019 Permanent Budget of \$443,670.00
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101 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		

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

103

104 Motion by JF/GSS to adopt Resolution #190107

190107	Resolution 2019 accepting appointment of LIC Attorney, Sean T. Kean, Esq.
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105 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		

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107 Motion by JF/GSS to adopt Resolution #190108

190108	Resolution accepting appointment of 2019 Auditing Services to Holman Frenia Allison PC
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108 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		

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

110

111 Motion by JF/GSS to adopt Resolution #190109

190109	Resolution accepting appointment of 2019 LIC Engineer as Remington & Vernick Engineers
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112 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		

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

114

115 Motion by JF/GSS to adopt Resolution #190110

190110	Resolution authorizing the maintenance of Petty Cash in 2019
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116 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		

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118

119

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120 Motion by JF/GSS to adopt Resolution #190111

190111	Resolution authorizing funding of Executive Director's Expenses and Travel Allowance for the calendar year 2019.
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121 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		

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

123

124 Motion by JF/GSS to adopt Resolution #190112

190112	Resolution authorizing retaining Anita B. Doyle, Sole Proprietor, for Administrative Management Services.
---------------	---

125 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		

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

127

128 Motion by JF/GSS to adopt Resolution #190113

190113	Award - Marketing and Public Relations Services 2019 – Frantasy Enterprises
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129 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

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

131

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132 Motion by JF/GSS to adopt Resolution #190114

190114	Resolution accepting Award of contract for 2019 Airport Engineering and Consulting Services to DY Consultants.
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133 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		

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

135

136

BILL LIST:

137

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

138

Item Date	Item Num	Name	Memo	Amount		
12/11/2018	3674	Strand Ventures, Inc.	Registration - December 12, 2018	600.00	*	
12/19/2018	3675	Cleary Giacobbe Alfieri & Jacobs	LEGAL SERVICES THROUGH 11/30/18 INV# 64734	2,096.80	*	
12/19/2018	3676	Duvy's Media LLC	INV 23260 22960	156.25	*	
12/19/2018	3677	Anita B. Doyle	INV#2018-11 ADMIN MANAGEMENT SERVICES THROUGH 11/1/18-11/30/18	1,225.00	*	
12/19/2018	3678	Frantasy Enterprises, LLC	INV 120118 MARKETING AND PUBLIC RELATIONS SERVICES 12/1/18- 12/31/18	2,000.00	*	
12/19/2018	3679	JCP&L (Power Usage)	100 117 221 182 T-HANGARS LAKEWOOD AIRPORT 110718-120518	285.20	*	
12/19/2018	3680	MODC	REGISTRATION - MEETING OF 1/18/19 - S. REINMAN	40.00	*	
12/19/2018	3681	Tri Town	ACCT#37271 INV 300455313 Legal Ad	194.70	*	
12/19/2018	3682	Israel Reinman	EXEC DIR CAR ALLOWANCE AND REIMBURSEMENT OOP	631.37	*	
12/19/2018	3683	Select Security	69626 INV#1737702 T-HANGAR ALARM MONITORING 1/1/19-3/31/19	495.00	*	
12/19/2018	3684	Watchung Spring Water Co., Inc.	ACCT#127214 INV#9111915	125.90	*	
12/19/2018	3685	Gagliano Appraisal	Inv# 2018-113 Summary Appraisal Report Tract Block 1160 Lots 220, 242 & 246	7,500.00	*	
12/19/2018	3686	Tony Kamand Realty LLC	Inv# 13907 Appraisal Services Block 1160 Lots 220 242 & 246- Lakewood, NJ	7,500.00	*	
12/19/2018	3687	Wade Appraisal LLC	Inv#593 Block 1160 Lots 220 242 246 Lakewood, NJ	10,000.00	*	

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12/19/2018	3688	Asbury Park Press	Acct ASB0094546 Order# 3295547	200.00	*	
			December Payments	33,050.22		* Paid 12/19/18 - no meeting
01/09/2019	3689	Cleary Giacobbe Alfieri & Jacobs	Inv#65793 Legal Services Through 12/31/18	1,386.00		
01/09/2019	3690	Anita B. Doyle	Inv#2019-01 _ Administration Management Services Provided 12/1/18- 12/31/18	892.50		
01/09/2019	3691	Duvy's Media LLC	Inv# 23379 Services provided through 11/30/18	185.42		
01/09/2019	3692	Frantasy Enterprises, LLC	Inv# 010119 Marketing and Public Relations Services for the Month of January 2019	2,000.00		
01/09/2019	3693	Israel Reinman	Exec Dir Car Allowance Authorized Res# 190111 - January 2019	500.00		
01/09/2019	3694	MODC	Membership Dues 3/1/19-2/29/19 - MODC - Lakewood Industrial Commission / Steven Reinman	260.00		
01/09/2019	3695	Yussi's	Meeting - Reorganization	372.52		
			January Bill List	5,596.44		
			TOTAL December and January	38,646.66		

139

140

Motion by GSS/TC to approve payment of bills #3674-3695 to be paid from Industrial Commission budgeted funds.

141

142

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 3678 & 3692

143

Motion passes.

144

145

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COMMENTS FROM THE PUBLIC:

Shloimie Klein:

- Meetings should be live-streamed
- LIC Memo to Planning Board – LIC does not encourage pedestrian traffic in the industrial park – safety
 - Memo reflected accidents in industrial park???
 - Not true
 - Discussion on Schools in the industrial park - sidewalks

Mr. Reinman commented that it has been a long-standing position of the LIC to support Lakewood Township of Ordinances

- Keep school activity off the street – promoting traffic on the streets is irresponsible
 - Creates danger for people that walk off sidewalks
- LIC doesn't support driving off businesses from locating in industrial park
- Policy is geared to safety | safety of truck drivers | growth of business

Moshe Zeines:

- Streetlights on Industrial Park roads
 - Promotes truck driver safety
- Asked that the industrial park be added to list of streetlight installation
- FedEx boxes in town are only geared toward FedEx express. For Ground, you need to pick up in Brick
- Planning Board
 - Subdivision application denied by Planning Board – JayG – LIC did not submit letter.
 - Response: Township Industrial Park adopted Ordinances reflect a 3-acre minimum lot size.

The following resolution was offered by GSS/JF and Carried to move the meeting into Closed Session:

WHEREAS, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., 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:

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186	CONTRACT NEGOTIATIONS	<input checked="" type="checkbox"/>
187	PERSONNEL	<input type="checkbox"/>
188	LITIGATION	<input checked="" type="checkbox"/>
189	OTHER	<input type="checkbox"/>

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

194 4. This resolution shall take effect immediately.

195

196

197 The meeting moved into Closed Session at 12:29PM

198

199

200 On a Motion by JF/GSS and carried, the meeting returned to Open Session at 1:10 PM

201

202 JF/TC Motion to adjourn the meeting.

203 The meeting was adjourned at 1:11 PM

204

205

By Anita B. Doyle
Administration Manager

206

207