The meeting was called to order at 11:32 AM by Chairman Robert Kirschner.

Attendance:

<table>
<thead>
<tr>
<th>Commissioners</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooks, Neil (NB)</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Calabro, Thomas (TC)</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Flancbaum, Justin (JF)</td>
<td></td>
<td>-</td>
</tr>
<tr>
<td>Katz, Shlomo (SK)</td>
<td>Arrived at 11:44 AM</td>
<td></td>
</tr>
<tr>
<td>Schuster, Edwin (ES)</td>
<td>Arrived at 11:41 AM</td>
<td></td>
</tr>
<tr>
<td>Stafford-Smith, Gregory (GSS)</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Kirschner, Robert-Chairman (RK)</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>

Quorum Count:

<table>
<thead>
<tr>
<th>LIC Professionals and Staff</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reinman, Steven- Exec. Dir.</td>
<td>x</td>
</tr>
<tr>
<td>Kean, Sean – Comm Atty</td>
<td>x</td>
</tr>
<tr>
<td>Doyle, Anita- Scty-Designee</td>
<td>x</td>
</tr>
<tr>
<td>Staiger, Jeff – Comm. Engineer</td>
<td>x</td>
</tr>
</tbody>
</table>

Also in attendance: Frances A. Kirschner / Frantasy Enterprises

MINUTES OF THE MEETINGS OF 4/15/15 and 5/13/15:
NB/TC Motion to approve minutes of the April 15th and May 13th meetings as transcribed. Carried.

STATEMENT OF ACCOUNTS:
The Statement of Accounts dated 6/10/15 was presented for Commissioners’ review reflecting accrual of bank interest on the account, the addition of the cell tower land lease payment and deduction of the proposed Bill List dated 6/10/15. Higher interest-generating accounts will be researched and pursued once project costs are identified (i.e. hangar construction / industrial park entranceway improvements).
NB/TC Motion to accept the Statement of Accounts dated 6/10/15 as presented. Carried.

BILL LIST:
The following bills were presented for payment approval to be paid through Industrial Commission funds:

<table>
<thead>
<tr>
<th>Num</th>
<th>Name</th>
<th>Memo</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3058</td>
<td>GTS CONSULTANTS</td>
<td>INVOICE # 6317  50% Boundary and Topographic Survey Completed</td>
<td>$18,875.00</td>
</tr>
<tr>
<td>3059</td>
<td>Starmark Appraisals</td>
<td>Inv# 3464 - Appraisal Tract Revisions - Northeast Parkway Acquisition Area</td>
<td>$500.00</td>
</tr>
<tr>
<td>3060</td>
<td>Cleary Giacobbe Alfieri &amp; Jacobs</td>
<td>Inv#33894  Legal Services Provided through 5/31/15</td>
<td>$1,190.00</td>
</tr>
</tbody>
</table>
LAKEWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION • MEETING OF: JUNE 10, 2015
Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

3061 Constant Contact
Inv# JMAC9SQAB15315 - Web Marketing services June 2015-June 2016 $ 540.00

3062 Duvy's Media
Inv# 15278 Web Management Services - Period ending 4/30/15 $ 73.75

3063 Frantasy Enterprises, LLC
Inv# 060115 - Public Relations and Marketing Services to Lakewood Township and LIC. $ 1,636.36

3064 Israel Reinman
Executive Director's car allowance 6/1/15-6/30/15 $ 400.00

3065 Watchung Spring Water Co., Inc.
Inv# 6553919 acct #1127214 Meeting supplies $ 64.93

3066 Anita B. Doyle
Administration Management Services to the LIC 5/1/15-5/31/15 $ 848.75

3067 Yussi's
Meeting refreshment (updated) $ 207.10

3068 BP Graphics
Business cards printing - S. Reinman $ 52.50

BILL LIST TOTAL: $ 24,388.39

19 NB/TC Motion to approve payment of bills numbered 3058 through 3068.
20 Vote on Roll Call:

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Yea</th>
<th>Nay</th>
<th>Abstain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooks, Neil</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calabro, Thomas</td>
<td></td>
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<tr>
<td>Schuster, Edwin</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Stafford-Smith, Greg</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kirschner, Robert</td>
<td>x</td>
<td></td>
<td>Abstained from voting on # 3063</td>
</tr>
</tbody>
</table>

22 BUDGET TO ACTUAL REPORT:
The budget to actual report was presented to the Commissioners for their information about adopted budgetary balances remaining for the calendar year. Read and Filed.

27 COMMENTS FROM THE PUBLIC:
David Nicola of GTS Consulting addressed the Commissioners stating that he hopes that the professional services contract awarded for the survey work is a first project of a long relationship.

31 CLOSED SESSION:
The following resolution was presented by TC/ES 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 ☑
   PERSONNEL ☐
   LITIGATION ☐
   OTHER ☐

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 went into Closed Session at 11:41 AM.

The meeting returned to Open Session at 12:11 PM on a Motion by GSS/EJS and carried.

DIRECTOR'S REPORT:

- Lakewood Airport
  - The Township is preparing for a bid opening for the taxiway relocation project required by the FAA. This lane to be developed for a “staging” lane. Safety factor.
  - Threshold relocation / lighting
  - T-Hangars
    - Putting this project together
    - Will be requesting a resolution authorizing the LIC office to put together bid specs for a turnkey project to construct 3 sets of T-Hangars.
      - Mr. Katz – make sure that these provide room for the largest passenger plane that would fly in (to Lakewood Airport).

- New Hampshire Holdings
  - Final submission has been made to CAFRA
  - Shopping center is to be constructed
  - Local and County approvals have been obtained
  - Hopefully, once CAFRA approval is obtained, they will be ready to go and we can close.
• Zoning
  o The Chairman and Executive Director put together a letter and a map which was sent on to the Mayor and Committee. Have heard nothing back from them to date
    ▪ Liaison D’Elia stated that there hasn’t been a meeting since the submission was made.
  o Mr. Kirschner mentioned that he uses James Street a lot and in riding down James Street, he noted that there was signage advertising duplexes in the industrial zone area. Mr. Stafford Smith advised that this was approved about 3 years ago.

• 13 – Acre Tract
  o Appraisal update was completed by Starmark
  o This information was shared with the two interested parties for purchase of the tract.
    ▪ One interested party would like to meet with the LIC subcommittee (Client review).
      ▪ It was directed that the interested party come and meet with the full board at the Commission’s next meeting.
    ▪ The other party hasn’t been heard back from.
  o Discussion continued regarding the existing LOI (which has been determined to still be active under the Permit Extension Act).
    ▪ Mr. Katz: Do we want to have the LOI extended?
      ▪ Do we really want them to come back out and re-evaluate the entire area?
      ▪ File for the extension by letter. The DEP may not even come out and re-evaluate the tract.
      ▪ We should do this before it expires if it is deemed prudent.
        ▪ Do we need engineering?
  o A review by the Commission was made of the wetlands map that is on file.
    ▪ Discussions:
      • GSP acceleration lane impact
      • Road crossings are “get”able from the DEP
      • Look into asking for extension of the LOI
      • We should obtain permissions for constructing a road crossing (Old Toms River Road) so that we can market the property with access to the tract.
      • We need to determine how we are going deal with the issue of the GSP before we think about the wetlands. Come up with a solution and once we come up with the solution, have an engineer prepare a road crossing permit application with immediate access to the property.
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• Don’t mind going for a more-in-depth review of it if we think that there’s a path to it. If the risk-to-reward ratio is good…
• What’s our next step?
  o Jeff will look and see if we can fit it without getting into the middle of the acceleration lane.
  o Go to the County Engineer and see if we can figure something out.

ATTORNEY’S REPORT:
Attorney Kean-
Regarding the Airport improvements (hangars area). The Township needs to do an ordinance regarding leasing of the Airport property to the LIC.

Jeff Staiger added to the conversation – a while back, the LIC had asked for paving within the industrial park. A Notice to Proceed was issued to pave a portion of Swarthmore Avenue within the next few weeks (Swarthmore Avenue from Rutgers University Boulevard [north spur] to Rutgers University Boulevard [south spur]). Looking at paving Kenyon and Lehigh also.

COMMITTEE REPORTS:
In Mr. Flancbaum’s absence, a general report was made on two (Planning Board) plans (# 2100 and #2051) reviewed by the Site Review Committee where there were no exceptions to either of the plans cited.

OLD BUSINESS:
• 60-Acre Tract
  o GTS is continuing with their survey work. They are 50% complete.
  o Once this is complete, we can begin to submit for our request for Land Release from the FAA
• Environmental Evaluation is still going on.

NEW BUSINESS
• Lakewood Township is undergoing a re-valuation. All properties will be scheduled to be inspected as to valuation.

RESOLUTIONS:
SK/EJS Motion to offer a resolution to authorize the LIC office to move forward with development of turnkey specifications for aircraft t-hangars and for the attorney and Steve Reinman to finalize the form of land lease with Lakewood Township for the Township Committee’s consideration. Also to included: that Steven Reinman be authorized to execute any and all documents for facilitate the above activities.
Carried.

Lakewood Industrial Commission
061015 LIC Open Session Minutes
Page 5 of 6
COMMENTS FROM THE COMMISSIONERS:

Mr. Calabro thanked the Commission for supporting the Monmouth Medical Center’s Honorees and Gala.

GSS / RK  
Motion to adjourn the meeting. Carried.

Meeting was adjourned at 12:31 PM

Dated: October 22, 2015  
by Anita B. Doyle, Administrative Manager