

LAKWOOD INDUSTRIAL COMMISSION

Regular Business Meeting

November 28, 2018

Time and Place: 11:30AM Conference Room C (Second Floor)
Lakewood Municipal Building, 231 Third Street, Lakewood, NJ 08701

*Adequate notice of this meeting was provided in accordance with the Senator Byron M. Baer Open Public Meetings Act.
L.1975, c.231,s.1; amended 2006, c.70, s.2.*

1. **FLAG SALUTE:**
 - Flag Salute / Moment of Silence
2. **ROLL CALL:**
 - Presiding: Robert Kirschner
3. **MINUTES:**
 - October 10, 2018
4. **FINANCE:**
 - November 28, 2018

STATEMENT OF ACCOUNTS: • November 28, 2018

BILL LIST: • November 28, 2018

BUDGET TO ACTUAL REPORT: • November 28, 2018
5. **COMMENTS FROM THE PUBLIC:**
6. **EXECUTIVE DIRECTOR'S REPORT:**
 - **Steven Reinman, Executive Director**
7. **ATTORNEY'S REPORT:**
 - **Sean T. Kean, Esq**
8. **CORRESPONDENCE:**
 - Public Notice from Moishe Klein, Esq. regarding LPB SP #2303 including subdivision of Block 961 Lot 2.06 (LIC was noticed as being a property owner within 200 ft of the project)
9. **COMMITTEE REPORTS:**

COMMITTEES

Site Review Committee, Justin Flancbaum, Chairman

 - SD 2358 Winding River (Prospect Street) Subdivision of Lot 1.01 in Block 396. The LIC responded as having no objection to the subdivision and deferring to recommendations included and on file.
 - SP 2308 Yeshiva Toras Menachem. Site plan for new building addition and parking development. The LIC responded as having no objection to the subdivision and deferring to recommendations included and on file.

Finance Committee, Shlomo Katz, Chairman

Client Review Committee, Greg Stafford-Smith, Chairman

Park Control/Signs/Advertising/Promotion, Neil Brooks, Chairman

 - Update- Sign Program is underway. Engineer is researching about placement and permissions needed or not required.

Airport Mgmt/Development Committee, Greg Stafford-Smith, Chairman

Contract Review Committee, Justin Flancbaum, Chairman
10. **MARKETING AND PUBLIC RELATIONS:**
 - Report by Frances A. Kirschner / Frantasy Enterprises
11. **OLD BUSINESS:**
12. **NEW BUSINESS:**
13. **CLOSED SESSION:**
 - Litigation & Contract Negotiations
14. **CONSENT AGENDA RESOLUTIONS:**
 - None anticipated

~ Continued next page~

15. RESOLUTIONS (Non Consent):

- 181101** • Resolution Authorizing the purchase of the Strand Theater located at Block 93, Lot 14 from the Lakewood Development Corporation.
- 181102** • Resoution Setting LIC 2019 meeting dates.
- 181103** • Resolution Awarding Professional Services Contract to Tony Kamand Realty Appraisals
- 181104** • Resoluton Awarding Professional Services Contract to Wade Appraisal LLC
- 181105** • Resolution Awarding Professional Services Contract to Gagliano & Company

16. COMMENTS FROM THE CHAIRMAN:

17. COMMENTS FROM THE COMMISSIONERS:

18. ADJOURNMENT:

Next meeting of the LIC: December 12, 2018 at 11:30 AM

LAKEWOOD INDUSTRIAL COMMISSION
STATEMENT OF ACCOUNTS

November 28, 2018

Total All LIC-Held Accounts \$ 1,504,186.90		
Checking Account (Investors # 729905880) Interest Rate 7/31/17 APYE		
1.26% Interest Bearing		
Balance Forward:	\$ 312,269.07	1/1/2018
Bank Interest Earned 12/31/17	\$ 311.10	12/31/2017
Cancel Check # 3317 MPT Ocean County Roads Department	\$ 48,855.69	1/16/2018
Replacement Check# 3318 MPT Township of Lakewood	\$ (48,855.69)	1/16/2018
Bank Interest Earned 1/31/18	\$ 381.44	1/31/2018
Bank Interest Earned through 2/28/18	\$ 306.94	2/28/2018
Replacement Check # 3319 Bill List portion drawn from Investors Bank 3/14/18 - Schedule C 4th Quarter 2017 Invoice & Payment Pending	\$ (289,865.27)	3/14/2018
Bank Interest earned March 2018	\$ 104.35	3/31/2018
Bank Interest earned April 2018 (statement pending)	\$ 24.16	4/30/2018
Bank Interest Earned May 2018	\$ 25.00	5/31/2018
Bank Interest Earned June 2018	\$ 24.21	6/30/2018
Bank Interest earned through 7/31/18	\$ 25.05	7/31/2018
Bank Interest earned through 8/31/18	\$ 25.07	8/31/2018
Bank Interest earned through 9/30/18	\$ 24.29	9/30/2018
Bank interest Earned 10/31/18	\$ 25.13	10/31/2018
Total InvestorsBank Checking Account:	\$ 23,680.54	
Checking Account (Operations) Lakeland Bank (Acct# 680401404) APY		
1.95%		
Opening Balance	\$ 86,807.03	1/1/2018
Deposit Airport T-Hangars Lease Payments	\$ 2,250.00	1/9/2018
Deposit Blue Claws + AT&T cell Tower	\$ 45,533.72	1/9/2018
Approved Bill List (January 10, 2018)	\$ (6,359.24)	1/10/2018
Bank Interest Earned January 2018	\$ 208.93	1/31/2018
Deposit Airport T-Hangars Lease Payments	\$ 5,250.00	2/12/2018
Deposit Land Lease A T & T Feb 2018	\$ 529.00	2/12/2018
Bill List for 2/14/18 - includes adjustment for void check # 3525 to Iorio and replacement w check# 3562 for final payment #19 (providing a credit on the bill list total and adjusts bank total)	\$ 12,289.97	2/14/2018
Bank Interest Earned February 2018	\$ 178.24	2/28/2018
Bill list 3/14/18 drawn from Lakeland (estimated)	\$ (5,907.41)	3/14/2018
Deposit CGRS lease 1606-9 + AT&T Lease	\$ 10,529.00	3/27/2018
Deposit T-Hangars Lease Payments	\$ 11,850.00	3/27/2018
Bank Interest Earned March 2018	\$ 142.00	3/30/2018
Final Bill List for 4/11/18	\$ (16,424.26)	4/11/2018
Bank interest Earned April 2018	\$ 187.22	4/30/2018
Final Bill List for 5/9/18	\$ (9,539.94)	5/9/2018
T Hangars Lease Payments	\$ 10,350.00	5/15/2018
AT&T Cell Tower Lease payments Block 1609 PO Lot 21 (April + May)	\$ 1,058.00	5/15/2018
Lakewood Blue Claws Lease Payment 4thQ due 4/2018	\$ 45,004.72	5/15/2018
Bank Interest Earned May 2018	\$ 205.29	5/31/2018
T Hangars Lease Payments	\$ 5,850.00	6/5/2018
AT&T Cell Tower Lease payments Block 1609 PO Lot 21 June 2018)	\$ 608.35	6/5/2018
Approved Bill List for 6/13/18 Final	\$ (20,999.55)	6/13/2018
Bank Interest Earned through 6/30/18	\$ 218.11	6/30/2018
Lease Payments Lakewood Airport T Hangars	\$ 5,850.00	7/10/2018
A T & T cell Tower Lease paymentsBlock 1609 po Lot 21	\$ 608.35	7/10/2018
Approved Bill List for 7/11/18	\$ (11,027.85)	7/11/2018
Bank Interest earned through 7/31/18	\$ 259.88	7/31/2018

LAKEWOOD INDUSTRIAL COMMISSION
STATEMENT OF ACCOUNTS

November 28, 2018

T-Hangars Lease Payments	\$ 7,350.00	8/14/2018	
(1) Bill Payments released 8/8/18	\$ (8,311.60)	8/8/2018	
Bank Interest through 8/31/18	\$ 266.28	8/31/2018	
Lease Payment Lakewood Blue Claws for 7/1/18	\$ 45,004.72	9/6/2018	
Land Lease 1606 po L 9 Yeshiva Toras Menachem 080118-073119	\$ 25,000.00	8/14/2018	
Land Lease Payment AT&T - for August 1, 2018	\$ 608.35	8/14/2018	
Land Lease Payment AT&T - for September 1, 2018	\$ 608.35	9/6/2018	
(2) Bill List for 9/5/18	\$ (8,698.53)	9/5/2018	
Reimbursement of settlement (Twp vs Church & Dwight (RWE acquisition)	\$ 53,000.00	9/25/2018	
T-Hangars Payment received	\$ 2,100.00	9/25/2018	
T Hangars Lease Payments	\$ 9,000.00	9/6/2018	
T-Hangars Payment received (new Tenant #2)	\$ 900.00	9/6/2018	
Bank Interest Earned 9/28/18	\$ 316.18	9/28/2018	
Final Bill List for 10/10/18	\$ (5,877.42)	10/10/2018	
Blue Claws Lease Payment	\$ 45,004.72	10/26/2018	
A T & T Land Lease (Cell Tower) for October 2018	\$ 608.35	10/26/2018	
T-Hangars Lease Payments	\$ 7,050.00	10/26/2018	
Bank Interest Earned through 10/31/18	\$ 527.21	10/31/2018	
Proposed Bill List for 11/28/18	\$ (19,971.92)	11/28/2018	
Total Lakeland Bank OPERATIONS ACCOUNT:			\$ 329,994.25
Money Market Account (Holding) Lakeland Bank (Acct# 680401390) APY 1.71%			
Opening Balance:	\$ 1,136,153.25	1/1/2018	
Bank Interest Earned January 2018	\$ 1,217.08	1/31/2018	
Bank interest Earned February 2018	\$ 1,047.00	2/28/2018	
Bank Interest Earned March 2018	\$ 1,122.82	3/30/2018	
Bank Interest Earned April 2018	\$ 1,395.55	4/30/2018	
Bank Interest Earned May 2018	\$ 1,405.07	5/31/2018	
Bank Interest Earned June 2018	\$ 1,316.04	6/30/2018	
Bank Interest earned through 7/31/18	\$ 1,696.69	7/31/2018	
Bank Interest earned through 8/31/18	\$ 1,653.70	8/31/2018	
Bank interest Earned 9/28/18	\$ 1,495.82	9/28/2018	
Bank Interest Earned 10/31/18	\$ 2,009.09	10/31/2018	
Total Lakeland Bank MONEY MARKET ACCOUNT:			\$ 1,150,512.11
REAL ESTATE - ATTORNEY TRUST Acct. -			
Held by Cleary Giacobbe Alfieri Jacobs LLC			
LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held)	\$ 65,000.00	12/15/2016	\$ 65,000.00
TOTAL Held: Attorney Real Estate Trust Acct:			\$ 65,000.00
TOTAL OF ALL ACCOUNT BALANCES:			1,569,186.90
Anita B. Doyle, Administrative Manager		11/28/2018	

LAKEWOOD INDUSTRIAL COMMISISON

BILL LIST

NOVEMBER 28, 2018

Num	Name	Memo	Amount
3659	Cleary Giacobbe Alfieri & Jacobs	Invoice # 64161rev Services through October 31, 2018	\$ 1,909.60
3660	Anita B. Doyle	Admin Management Serv October 2018 + reimbursement of out of pocket expenses	\$ 1,385.97
3661	Duvy's Media LLC	Inv# 22644 Web Hosting Web Site management thru 8/31/18	\$ 112.50
3662	Frantasy Enterprises, LLC	110118 - Marketing and Public Relations Services Month of November 2018	\$ 2,000.00
3663	Giordano, Halleran & Ciesla	Inv# 439560 Legal Services ref CAFRA LIC authorizing Resolution 180702	\$ 385.00
3664	Integra Realty Resources	Inv# 15152 Professional Appraisal Services - proposal 7/16/18 - 60/70 acre tract east of Airport	\$ 8,250.00
3665	Jersey Central Power and Light Company	090818-110618 T Hangars Electricity Metered Use	\$ 347.78
3666	Lakewood Chamber of Commerce	LCOC Citizen of the Year - Registrations	\$ 690.00
3667	MODC	Registration - S Reinman, Exec Dir 10/19/18	\$ 40.00
3668	Tri Town	Account#37271	\$ 158.40
3669	Israel Reinman	Director's Car Allowance - November 2018	\$ 400.00
3670	Starmark Appraisals	Inv# 4381 Profesional Appraisal Services BI 1161 L242 246	\$ 3,975.00
3671	Watchung Spring Water Co., Inc.	Acct#127214 (Underpayment)	\$ 1.00
3672	Yussi's	112818 meeting expenses	\$ 200.00
3673	Duvy's Media LLC	Inv# 22746 Web Services through 9/30/18	\$ 116.67
		BILL LIST TOTAL: (ESTIMATED)	\$ 19,971.92

Lakewood Industrial Commission
Budget vs. Actual
January through December 2018

	Budget	Jan - Dec 18	Remaining
OPS - OPERATIONS			
3.1 - PROFESSIONAL SERVICES			
6353 - Engineering Services			
Eng00 - General ENGINEERING SERVICES	10,000.00	2,335.00	7,665.00
Contr18 - Survey- Owens Little	29,500.00	17,655.46	11,844.54
Total 6353 - Engineering Services	39,500.00	19,990.46	19,509.54
6354 - Auditor / Accounting	3,000.00	0.00	3,000.00
6350 - Marketing & Pub Rel Adm			
3.1.3.1 - MARKETING			
63501 - Marketing & PR Contractor	24,000.00	22,000.00	2,000.00
63502 - Website Management Contractor	10,000.00	4,375.67	5,624.33
Total 3.1.3.1 - MARKETING	34,000.00	26,375.67	7,624.33
Total 6350 - Marketing & Pub Rel Adm	34,000.00	26,375.67	7,624.33
6352 - Appraisal Services	10,000.00	16,225.00	-6,225.00
6351 - Legal Services			
(Legal Services) Environmental Specialist		1,197.50	-1,197.50
6351 - Legal Services - Other	40,000.00	24,266.15	15,733.85
Total 6351 - Legal Services	40,000.00	25,463.65	14,536.35
Total 3.1 - PROFESSIONAL SERVICES	126,500.00	88,054.78	38,445.22
4. - ADMINISTRATIVE EXPENSES			
6355 - Automobile Allowance	4,800.00	4,400.00	400.00
6251 - Petty Cash	900.00	272.00	628.00
7601 - Cell Phone	1,200.00	0.00	1,200.00
6012 - Special Events & Awards	1,500.00	1,265.00	235.00
6013 - Association Memberships			
60131 - Lkwd Chamber of Commerce	400.00	0.00	400.00
60132 - Monmouth/Ocean Development Cncl	260.00	260.00	0.00
Total 6013 - Association Memberships	660.00	260.00	400.00
7101 - Legal Ads	750.00	883.45	-133.45
7103 - Meeting Registrations	500.00	250.00	250.00
7104 - Marketing-ConstantContact	750.00	405.00	345.00
7105 - LIC Exclusive Web Page	5,000.00	0.00	5,000.00
7110 - Office Equipment	3,500.00	1,797.34	1,702.66
7111 - Office Fixtures	500.00	0.00	500.00
7112 - Software			
711201 - Quickbooks Online	600.00	0.00	600.00
Total 7112 - Software	600.00	0.00	600.00
7650 - Travel & Expenses	3,000.00	654.00	2,346.00
7602 - Exec Dir Business Developmt	1,000.00	0.00	1,000.00
7125 - Unclassified Admin Expenses			
7120 - Reorganization Meeting Exp	400.00	423.62	-23.62
71012 - Admin Expenses - Other	3,000.00	3,309.62	-309.62
Total 7125 - Unclassified Admin Expenses	3,400.00	3,733.24	-333.24
Total 4. - ADMINISTRATIVE EXPENSES	28,060.00	13,920.03	14,139.97
Total OPS - OPERATIONS	154,560.00	101,974.81	52,585.19

Lakewood Industrial Commission
Budget vs. Actual
 January through December 2018

	Budget	Jan - Dec 18	Remaining
7760 - Independent Contractor 1099			
77601 - Administration Management	14,700.00	11,812.50	2,887.50
77602 - Data Update Project	2,000.00	1,840.00	160.00
Total 7760 - Independent Contractor 1099	16,700.00	13,652.50	3,047.50
LAKEWOOD AIRPORT OPERATIONS			
PROFESSIONAL SERVICES - Airport		2,000.00	-2,000.00
Airport Association Expenses		135.00	-135.00
Total LAKEWOOD AIRPORT OPERATIONS		2,135.00	-2,135.00
8000 - LAKEWOOD AIRPORT T-Hangars			
Operations			
Equipment- T Hangars		1,278.54	-1,278.54
Airport - Fire Marshal Insp		0.00	0.00
Utilities			
Fire Alarm System Monitoring	2,000.00	2,161.41	-161.41
Electricity	5,000.00	1,405.97	3,594.03
Total Utilities	7,000.00	3,567.38	3,432.62
Operations - Other		300.00	-300.00
Total Operations	7,000.00	5,145.92	1,854.08
Total 8000 - LAKEWOOD AIRPORT T-Hangars	7,000.00	5,145.92	1,854.08
5. - LIC PROJECTS			
ARPRT - AIRPORT			
ARPRT1 - Lkwd Airport T-Hangars			
CONTR - Iorio Contract 01/25/ 16			
UTIL - UTILITIES - NEW Install		0.00	0.00
Total ARPRT1 - Lkwd Airport T-Hangars		0.00	0.00
ARPRT - AIRPORT - Other	0.00	0.00	0.00
Total ARPRT - AIRPORT	0.00	0.00	0.00
SIGNAGE - Ind Pk Signage Project	50,000.00	0.00	50,000.00
ROADWAY REPAVING - Schedule C	150,000.00	0.00	150,000.00
Total 5. - LIC Projects	200,000.00	0.00	200,000.00
Total Expense	378,260.00	122,908.23	255,351.77

**NOTICE OF PUBLIC HEARING
LAKEWOOD TOWNSHIP PLANNING BOARD
OCEAN COUNTY, NEW JERSEY**

PLEASE TAKE NOTICE that on Tuesday, November 27, 2018, at 6:00 p.m., the Lakewood Township Planning Board ("Board") will hold a public meeting at the Township of Lakewood Municipal Building located at 231 Third Street, Lakewood Township, Ocean County, New Jersey, 08701, or at such other time and place as the Board may adjourn to thereafter to consider Application #SP 2303 by Cornerstone Equities, LLC for final major subdivision and site plan approval of Block 961 Lot 2.06 to subdivide an existing property into two commercial lots, proposed Lots 2.08 & 2.09 and construct a new five-story, seventy three thousand five hundred sixty two square foot (73,562 SF) office/day care building, including off-street parking, on future lot 2.09.

The applicant is not requesting any variances on the application, however the applicant will seek any variances, waivers, exceptions, or such other relief as the Board may deem necessary for approval of this application without further notice.

A copy of this application and supporting documentation has been filed in the Office of the Board Secretary located in the Township of Lakewood Municipal Building located at 231 Third Street, Township of Lakewood, County of Ocean, New Jersey 08701, and is available for public inspection during regular business days and hours.

This Notice is given pursuant to N.J.S.A. 40:55D-1 et seq. Any interested person may appear in person, through his attorney, or through his designated agent at the public hearing at the time and place herein stated and be heard on this application.

By: **Moishie Klein, Esq.**
Attorney for Applicant

LAKWOOD INDUSTRIAL COMMISSION


231 Third Street, Lakewood, NJ 08701 • Telephone: (732) 364-2500
Ext. 5395

Steven Reinman, Executive Director



MEMORANDUM

TO: LAKWOOD PLANNING BOARD

FROM: STEVE REINMAN, EXECUTIVE DIRECTOR 

SUBJECT: **SUBDIVISION PLAN NO. 2358**
BLOCK 396, LOT 1.01
APPLICANT: WINDING RIVER, L.P. (CHARLES FERGUSON, MANAGING MEMBER)
OWNER: ALL AMERICAN STORE & LOCK LLC.

DATE: NOVEMBER 12, 2018

It has been Lakewood Planning Board policy to submit plans which may impact Lakewood's industrial zone development to the Lakewood Industrial Commission for review and comment, said comment being part of testimony on file for the application.

In accordance with same, please be advised that plan review was conducted of the subject Subdivision Plan submitted on behalf of WINDING RIVER, L.P. for Subdivision of Lot 1.01 in Block 396 into two new lots to be designated as Lot 1.01 and 1.03 in Block 396.

For final review purposes, the Commission defers to the appropriate departments and professionals as to the determination of requirements within the zone.

In review of the referenced Plan dated 8/21/18, as prepared by James J. Kuhn, P.L.S. (Professional Design Services, 1245 Airport Road, Lakewood, NJ 08701), the Lakewood Industrial Commission will go on record as having no objection to approval of the Plan for subdivision.

This memo is being issued to complete Planning Board files.

SR:abd

Cc: Commissioners

LAKWOOD INDUSTRIAL COMMISSION


231 Third Street, Lakewood, NJ 08701 • Telephone: (732) 364-2500
Ext. 5395

Steven Reinman, Executive Director



MEMORANDUM

TO: LAKWOOD PLANNING BOARD

FROM: STEVE REINMAN, EXECUTIVE DIRECTOR 

SUBJECT: SITE PLAN SP2308
BLOCK 1606, LOT 16 (AND A PORTION OF BLOCK 1606 LOT 9)
1990 SWARTHMORE AVENUE, LAKEWOOD, OCEAN COUNTY, NJ
APPLICANT: YESHIVA TORAS MENACHEM, INC.
OWNER: YESHIVA TORAS MENACHEM, INC.

DATE: NOVEMBER 12, 2018

It has been Lakewood Planning Board policy to submit plans which may impact Lakewood's industrial zone development to the Lakewood Industrial Commission for review and comment, said comment being part of testimony on file for the application.

In accordance with same, please be advised that Site Plan review was conducted of the subject Plan submitted by and on behalf of Yeshiva Toras Menachem, Inc. for construction of an addition of a two-story building with a footprint of 30,623 SF (finished basement / first floor / second floor) planned.

Notations made by the Lakewood Industrial Commission on this application include comments as:

- Dumpster(s) to be located on-site, screened appropriately (the LIC recommends no use of robots for trash disposal)
- No parking on the street for reasons of safety. This property is in an industrial park area with three active intersections and is situated on a curve (sight is restricted).

For final review purposes, the Commission defers to the appropriate departments and professionals as to the determination of requirements for construction and development of the project within the zone.

In review of the referenced Plan dated 8/2/18 as prepared by Glenn D. Lines, P.E., P.P. (910 East County Line Road, Lakewood, NJ 08701), the Lakewood Industrial Commission will go on record as having no general objection to approval of the Site Plan presented (with references to notes provided within Township Engineer review).

This memo is being issued to complete Planning Board files.

SR:abd

Cc: Commissioners

RESOLUTION

LAKEWOOD INDUSTRIAL COMMISSION

181101

**RESOLUTION OF THE LAKEWOOD INDUSTRIAL COMMISSION AUTHORIZING
THE PURCHASE OF THE STRAND THEATER LOCATED AT BLOCK 93 LOT 14 IN
LAKEWOOD TOWNSHIP FOR A SUM OF ONE DOLLAR FROM THE LAKEWOOD
DEVELOPMENT CORPORATION**

WHEREAS, the Lakewood Industrial Commission (LIC) is a political subdivision of Lakewood Township having been created pursuant to N.J.S.A. 40:55B-1 et. seq; and,

WHEREAS, the LIC desires to purchase the historic Strand Theater located at 400 Clifton Avenue, Lakewood from the Lakewood Development Corporation (LDC) for the sum of one dollar (\$1.00) so that the Theater can continue to operate as a performing arts center and continue to host various events which provide enjoyment and recreation to Theater attendees; and,

WHEREAS, the LIC understands that if at some future time it should convey the ownership of the Strand Theater to an entity other than Lakewood Township or a political subdivision thereof, the purchaser will be required to pay to the LDC up to the sum of \$5,118,779.00 (five million one hundred eighteen thousand seven hundred and seventy-nine dollars) which represents the amount that the LDC invested in purchasing and renovating the Strand Theater; and,

NOW, THEREFORE, BE IT RESOLVED, the LIC is hereby authorized to execute an agreement for the purchase of the Strand Theater for the amount of one dollar; and,

BE IT FURTHER RESOLVED, that all Commission officials including, but not limited to the Chairman, the Executive Director, and the Commission staff, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I hereby certify the above to be a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood, in the County of Ocean, and State of New Jersey at its meeting held on the 28th day of November, 2018.

GREGORY B. STAFFORD-SMITH

Secretary

or Steven Reinman as Secretary's Designee

RESOLUTION

181102

Resolution of the Lakewood Industrial Commission setting its public meeting dates for the calendar year 2019.

PLEASE TAKE NOTICE that the following is a schedule of regular meetings of the Lakewood Industrial Commission for the calendar year 2019.

Regular meetings of the Lakewood Industrial Commission are traditionally held on the fourth Wednesday of each month excepting conflicts with established holidays (religious and legal) and take place in the Lakewood Municipal Building, 231 Third Street, Lakewood, NJ, Conference Room # C at 11:30 AM.

Wednesday	January	9	2019	*
Wednesday	February	20	2019	
Wednesday	March	13	2019	
Wednesday	April	10	2019	
Wednesday	May	8	2019	
Wednesday	June	12	2019	
Wednesday	July	10	2019	
Wednesday	August	14	2019	
Wednesday	September	11	2019	
Wednesday	October	23	2019	
Wednesday	November	20	2019	
Wednesday	December	11	2019	

Meetings of the Lakewood Industrial Commission are open to the public and formal action may be taken. This Notice is being provided in accordance with the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2.

* Reorganization meeting

I hereby certify the above to be a true copy of a resolution duly adopted by the Lakewood Industrial Commission at its meeting held the 28th of November 2018.

GREGORY B. STAFFORD-SMITH, Secretary
or Steve Reinman, Secretary's Designee

RESOLUTION

181103

Resolution of the Lakewood Industrial Commission authorizing award of a Professional Services Contract for Appraisal Services of lands known Block 1160, Lot 242 and a portion of Lot 246

WHEREAS, as part of continued efforts for productive development of currently undeveloped lands it has been found that there exist lands adjacent to Lakewood Airport which have been designated for non-aviation uses and identified as such within the current FAA-approved Airport Layout Plan (dated February 2006); which lands are anticipated to be deeded to the Lakewood Industrial Commission to prepare for sale for commercial development; and

WHEREAS, in order to prepare these lands for such commercial development, the Township of Lakewood must apply to the FAA for land-release of this designated acreage. As part of the FAA's land-release rules for other development, appraisals to establish fair market value; and

WHEREAS, as a negotiating tool, it is deemed prudent to obtain a professional appraisal for highest and best use to establish what is considered fair market value for sale of the lands referenced above; and

WHEREAS, as permitted by NJ Public Purchasing Law, the service of Professional Real Estate Appraisal is considered exempt from public bidding requirements; and

WHEREAS, a request for a quote for these services was sought specifying a request for performance of an appraisal to establish highest and best use and current fair market value of these lands.

NOW THEREFORE be it resolved, that the Lakewood Industrial Commission wishes to award a professional services contract for preparation and completion of an appraisal of the lands known **Block 1160, Lot 242 and a portion of Lot 246** to Tony Kamand Realty LLC, 200 Main Street, Toms River, NJ 08753, which includes preparation and presentation of an appraisal report for the for the highest and best use for the area and to establish fair market value of the properties as identified in an amount **not to exceed \$7,500.00 (Seven Thousand, Five Hundred and 00/100 Dollars)**.

I hereby certify the above to be a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood, in the County of Ocean, and State of New Jersey at its meeting held on the 28th day of November, 2018.

GREGORY B. STAFFORD-SMITH
Secretary

or Steven Reinman as Secretary's Designee

RESOLUTION

181104

Resolution of the Lakewood Industrial Commission authorizing award of a Professional Services Contract for Appraisal Services of lands known Block 1160, Lot 242 and a portion of Lot 246

WHEREAS, as part of continued efforts for productive development of currently undeveloped lands it has been found that there exist lands adjacent to Lakewood Airport which have been designated for non-aviation uses and identified as such within the current FAA-approved Airport Layout Plan (dated February 2006); which lands are anticipated to be deeded to the Lakewood Industrial Commission to prepare for sale for commercial development; and

WHEREAS, in order to prepare these lands for such commercial development, the Township of Lakewood must apply to the FAA for land-release of this designated acreage. As part of the FAA's land-release rules for other development, appraisals to establish fair market value; and

WHEREAS, as a negotiating tool, it is deemed prudent to obtain a professional appraisal for highest and best use to establish what is considered fair market value for sale of the lands referenced above; and

WHEREAS, as permitted by NJ Public Purchasing Law, the service of Professional Real Estate Appraisal is considered exempt from public bidding requirements; and

WHEREAS, a request for a quote for these services was sought specifying a request for performance of an appraisal to establish highest and best use and current fair market value of these lands.

NOW THEREFORE be it resolved, that the Lakewood Industrial Commission wishes to award a professional services contract for preparation and completion of an appraisal of the lands known **Block 1160, Lot 242 and a portion of Lot 246** to **WADE APPRAISAL, LLC, 460 Main Street, Metuchen, NJ 08840**, which includes preparation and presentation of a narrative appraisal report using criteria as highest and best use for the area and to establish fair market value of the properties as identified in an amount **not to exceed \$10,000.00 (Ten Thousand and 00/100 Dollars)**.

I hereby certify the above to be a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood, in the County of Ocean, and State of New Jersey at its meeting held on the 28th day of November, 2018.

GREGORY B. STAFFORD-SMITH
Secretary

or Steven Reinman as Secretary's Designee

RESOLUTION

181105

Resolution of the Lakewood Industrial Commission authorizing award of a Professional Services Contract for Appraisal Services of lands known Block 1160, Lot 242 and a portion of Lot 246

WHEREAS, as part of continued efforts for productive development of currently undeveloped lands it has been found that there exist lands adjacent to Lakewood Airport which have been designated for non-aviation uses and identified as such within the current FAA-approved Airport Layout Plan (dated February 2006); which lands are anticipated to be deeded to the Lakewood Industrial Commission to prepare for sale for commercial development; and

WHEREAS, in order to prepare these lands for such commercial development, the Township of Lakewood must apply to the FAA for land-release of this designated acreage. As part of the FAA's land-release rules for other development, appraisals to establish fair market value; and

WHEREAS, as a negotiating tool, it is deemed prudent to obtain a professional appraisal for highest and best use to establish what is considered fair market value for sale of the lands referenced above; and

WHEREAS, as permitted by NJ Public Purchasing Law, the service of Professional Real Estate Appraisal is considered exempt from public bidding requirements; and

WHEREAS, a request for a quote for these services was sought specifying a request for performance of an appraisal to establish highest and best use and current fair market value of these lands.

NOW THEREFORE be it resolved, that the Lakewood Industrial Commission wishes to award a professional services contract for preparation and completion of an appraisal of the lands known **Block 1160, Lot 242 and a portion of Lot 246** to **GAGLIANO & COMPANY, 1129 Broad Street, Suite 104, Shrewsbury, NJ 07702**, which includes preparation and provision of an appraisal report developed using criteria as highest and best use for the area and to establish fair market value (USPAP) of the properties as identified ~ in an amount **not to exceed \$7,500.00 (Seven Thousand, Fiver Hundred and 00/100 Dollars)**.

I hereby certify the above to be a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood, in the County of Ocean, and State of New Jersey at its meeting held on the 28th day of November, 2018.

GREGORY B. STAFFORD-SMITH
Secretary

or Steven Reinman as Secretary's Designee