

**LAKWOOD INDUSTRIAL COMMISSION  
MINUTES**

**OPEN SESSION • MEETING OF: JULY 8, 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.

2 Roll call:

| <u>Commissioners</u>                      | Present | Absent |
|---|---------|--------|
| Brooks, Neil (NB)                         | x       |        |
| Calabro, Thomas                           | x       |        |
| Flanbaum, Justin (JF)                     | x       |        |
| Katz, Shlomo (SK)                         |         | x      |
| Schuster, Edwin (ES)                      |         |        |
| Stafford-Smith, Gregory (GSS)             | x       |        |
| Kirschner, Robert-Chairman (RK)           | x       |        |
| Quorum Count:                             |         |        |
| <b><u>LIC Professionals and Staff</u></b> |         |        |
| Reinman, Steven- Exec. Dir.               | x       |        |
| Kean, Sean – Comm Atty                    | x       |        |
| Doyle, Anita–Scty-Designee                | x       |        |
| Staiger, Jeff – Comm. Engineer            | x       |        |

Also in attendance: Frances Kirschner | Frantasy Enterprises

3  
4 **MINUTES OF THE JUNE 10, 2015 MEETING:**

5 **Flanbaum / Calabro- Motion to adopt the transcribed minutes as prepared. Carried.**

6  
7 **STATEMENT OF ACCOUNTS:**

8 The statement of accounts dated July 8, was presented to the Commissioners for their review and  
9 comment. This statement reflected income from the land lease with First Energy / AT&T for the cell  
10 tower and interest earned and deduction from balances for payment of proposed bills.

11 **Flanbaum/Calabro-Motion to accept the Statement of Accounts as presented. Carried.**

12  
13 **BILL LIST:**

14 The following bills (#3069-3077) were presented for payment approval. To be paid from Industrial  
15 Commission funds.

16

| Num  | Name             | Memo  | Amount    |
|------|------------------|---|-----------|
| 3069 | Duvy's Media LLC | Inv#15424 Services through 5/31/15                              | 121.25    |
| 3070 | Anita B. Doyle   | Inv#14021 Services Administrative Management 6/1/15-6/30/15     | 1,076.25  |
| 3071 | GTS CONSULTANTS  | Inv#6382 90% complete- boundary and topographic survey services | 15,100.00 |
| 3072 | MODC             | Exec Dir Event Registration 9/10/15                             | 275.00    |
| 3073 | Israel Reinman   | July 2015 - Executive Director's Car Allowance                  | 400.00    |

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|      |                                 |   |          |
|------|---------------------------------|---|----------|
| 3074 | Frantasy Enterprises, LLC       | Inv#070115 July 2015 - Marketing and Public Relations Services provided | 1,636.36 |
| 3075 | Remington Vernick               | Professional Services April & May 2015 (Env Evaluation 1160.01 228)     | 1,436.70 |
| 3076 | Yussi's                         | Meeting Refreshment (True)  | 188.88   |
|      |                                 |   |          |
| 3077 | Watchung Spring Water Co., Inc. | Inv#6610739 / Cust #127214 meeting Supplies                             | 71.93    |

**Estimated Bill List Total: 20,306.37**

17 **Flancbaum / Calabro- Motion to pay bills #3069-3077 as prepared.**  
18 **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<br>on item # 3074 |

19 The above motion hereby being duly adopted by majority vote.  
20

21 **COMMENTS FROM THE PUBLIC:**

22 Public: David Nicola of GTS Engineers introduced himself

23 Mark Greco – Local 400 Electricians Union introduced himself

24 Frances Kirschner – Public Relations and Marketing for Lakewood Township and the  
25 Lakewood Industrial Commission:

- 26 • We have the Lakewood Industrial Commission newsletter, *Geared for Business*,
- 27 scheduled for release soon. Stories include:
  - 28 ○ Roben Manufacturing
  - 29 ○ New Executive Director for the Lakewood Chamber of Commerce
  - 30 ○ QuickChek (2<sup>nd</sup> store for Lakewood) New Hampshire and Cedar Bridge
  - 31 avenues
  - 32 ○ Senator Singer’s Vision for the Industrial Park
  - 33 ○ Sky Zone (Trampoline Park)

34  
35 **EXECUTIVE DIRECTOR’S REPORT:**

36 Mr. Reinman reported on the following:

- 37 • T-Hangars
  - 38 ○ Remington Vernick Engineers provided a proposal for services (engineering
  - 39 and project management ) for the 3 buildings of 12 T-Hangar project. (S.

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- 40 Reinman) Would ask for a resolution authorizing an amount not to exceed  
41 \$37,215.00 as an award for purchase of professional engineering services and  
42 project management/coordination to RVE. If the geotechnical component is  
43 not required, the total of this contract will be significantly less in cost. This  
44 sum does not include construction observation (anything that is not covered by  
45 inspection by the building department will be covered by RVE's proposal).
- 46     ▪ Phase I- Considering stripping-out the Geotechnical component. We  
47     already have much of this data.
  - 48     ▪ Phase II – Build Design Component Discussion continued on the  
49     construction of the planned project with reference to possible plumbing  
50     options. Regarding plumbing, there are no bathrooms planned. Portable  
51     toilets will be made available.
  - 52     ▪ Phase III: Project Coordination. (need to clarify what Phase III  
53     includes). The office will request a description of the tasks identified as  
54     Phase III to clarify what it includes prior to formally awarding the  
55     contract.
- 56     • 60 Acres (Airport Survey)
    - 57         ○ The preparation of survey work by GTS Engineers is now 90% complete.
    - 58         ○ The survey should be ready by the next meeting
    - 59         ○ According to GTS, monuments have been set.
    - 60         ○ NEXT Phase in FAA Land Release Process: Appraisals and then marketing
    - 61         ○
    - 62         ○
  - 63     • SAFE Zone:
    - 64         ○ Our Liaison has reviewed the documents and forwarded them on to the  
65         Manager.
    - 66         ○
  - 67     • 13+ Acre (Northeast Parkway Acquisition Area)
    - 68         ○ Closed Session
    - 69         ○
  - 70     • James Street
    - 71         ○ Developer that purchased the former American Hotel Register's property has  
72         an application before the Zoning Board to change the zoning to permit housing  
73         on Block 366, Lot 1.
    - 74         ○
  - 75     • Prospect Street – Commercial / Office construction proposed in the M-1 Zone. The  
76     developer is requesting a variance to permit this development.
  - 77     •

**ATTORNEY'S REPORT**

None for Open Session

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81 **COMMITTEE REPORTS:**

- 82     • Site Review
- 83         ○ Mr. Flancbaum reported on the review of the Roben Manufacturing building
- 84             expansion. The Commission responded to the Lakewood Planning Board that there
- 85             were no exceptions to the Site Plan presented for approval.
- 86

87 **OLD BUSINESS:**

88 Mr. Reinman:           Environmental Evaluation is on-going as contracted.

89

90

91 **CLOSED SESSION:**

92

93 The following resolution was offered by Flancbaum/Calabro and carried to move the meeting into

94 Closed Session at 11:58AM

95         **WHEREAS**, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, permits the

96 exclusion of the public from a meeting under circumstances; and

97         **WHEREAS**, this Industrial Commission of the Township of Lakewood is of the opinion that

98 such circumstances presently exist.

99         **NOW, THEREFORE, BE IT RESOLVED** by the Industrial Commission of the Township of

100 Lakewood in the County of Ocean as follows:

101 1. The public shall be excluded from discussion of private and confidential matters

102 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as

103 hereinafter specified.

104 2. The general nature of the subject matter to be discussed is as follows:

- |                                  |                                     |
|----------------------------------|-------------------------------------|
| 105 <b>CONTRACT NEGOTIATIONS</b> | <input checked="" type="checkbox"/> |
| 106 <b>PERSONNEL</b>             | <input type="checkbox"/>            |
| 107 <b>LITIGATION</b>            | <input checked="" type="checkbox"/> |
| 108 <b>OTHER</b>                 | <input type="checkbox"/>            |

109 3. It is anticipated at this time that the above stated subject matter will be made public only

110 when the reasons for discussing and acting on them in closed session no longer exists;

111 said determination to be made by further resolution adopted by the Industrial

112 Commission.

113 4. This resolution shall take effect immediately.

114

115

116 On a motion by Stafford-Smith/Flancbaum and carried, the meeting returned to Open Session at

117 12:43PM.

118

119

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120 **NEW BUSINESS**

- 121       • Newsletter is planned for release by the end of July.  
122       • Summer Schedule for August’s meeting. By general consensus, the Commissioners agreed to  
123       cancel the August meeting if there are no matters needing time-sensitive action by the  
124       Commission.

125  
126 **CONSENT AGENDA:**

127 The following resolutions were presented for adoption:  
128

**150701 Resolution** memorializing LIC action taken on 6/10/15 to enter into a land lease with the Township of Lakewood for development of an airplane t-hangar system at Lakewood Airport within the area designated by the adopted Airport Layout Plan (ALP).

**150702 Resolution** memorializing LIC action on 6/10/15 to authorize LIC Executive Director to move forward with development of turnkey specifications for development of the airplane t-hangars project at Lakewood Airport

129 **Flancabaum/Stafford-Smith Motion to adopt Resolutions # 150702 and 150702 as presented. On**  
130 roll call:

| Commissioner         | Yea | Nay | Abstain |
|----------------------|-----|-----|---------|
| Brooks, Neil         | x   |     |         |
| Calabro, Thomas      | x   |     |         |
| Flancabaum, Justin   | x   |     |         |
| Katz, Shlomo         | -   |     |         |
| Schuster, Edwin      | -   |     |         |
| Stafford-Smith, Greg | x   |     |         |
| Kirschner, Robert    | x   |     |         |

131 The above resolutions hereby being duly adopted by the Lakewood Industrial Commission.  
132

133 **(NON CONSENT) AGENDA:**

134  
135 **RESOLUTION # 150703**

136 The following **Motion / Resolution was offered by Flancabaum / Calabro for Commission**  
137 **adoption:**

138       The Lakewood Industrial Commission authorizes the award of Professional Services contract  
139       to Remington Vernick Vena Engineers for work to be performed in association with the  
140       development of T-Hangars at Lakewood Airport by the Lakewood Industrial Commission  
141       which project development is conditioned on the Township of Lakewood also agreeing to the  
142       entering into a land lease with the Lakewood Industrial Commission for the acreage needed to  
143       develop this project.

144       Description of the services to be provided:  
145

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146           The scope of work will include a Geotechnical Investigation and preparation of Design Build  
147           Bid Documents and Project Coordination/Administration. The full scope of these services are  
148           identified in RVE's Project Approach document.

149  
150           Remington, Vernick & Vena Engineers is to provide all engineering design services as  
151           detailed in their proposal dated July 7, 2015 for a total not to exceed the following:

152           \* **Geotechnical Investigation**                     \$ 12,190.00  
153           **Design Build Bid Documents**                     \$ 14,000.00  
154           **Project Coordination/Administration**             \$ 11,025.00  
155   \$ 37,215.00

156           \* If the Geotechnical component is deemed to not be required and thereby omitted, the amount of the  
157           award will be reduced appropriately.

158           On roll call:

| <b>Commissioner</b>  | <b>Yea</b> | <b>Nay</b> | <b>Abstain</b> |
|----------------------|------------|------------|----------------|
| Brooks, Neil         | x          |            |                |
| Calabro, Thomas      | x          |            |                |
| Flanbaum, Justin     | x          |            |                |
| Katz, Shlomo         | -          |            |                |
| Schuster, Edwin      | -          |            |                |
| Stafford-Smith, Greg | x          |            |                |
| Kirschner, Robert    | x          |            |                |

159           The above resolution was duly adopted by the Lakewood Industrial Commission.

160  
161           **COMMENTS FROM THE COMMISSIONERS:**

162           Mr. Calabro suggested that perhaps the airport should have an oversight committee of the Lakewood  
163           Industrial Commission appointed. It was clarified that the FBO operated Lakewood Airport under  
164           contract with the Township of Lakewood.

165  
166           On a motion by Flanbaum/Calabro and carried, the meeting adjourned at 12:50 PM.

167  
168  
169           Dated: October 22, 2015   by Anita B. Doyle, Administrative Manager  
170