

**LAKWOOD DEVELOPMENT CORPORATION  
MINUTES  
OPEN SESSION  
MEETING OF: JANUARY 9, 2007**

Adequate Notice of this meeting was provided in accordance with the Open Public Meetings Act, P.L. 1975, c. 231.

Meeting was called to order at 4:40 PM by Abraham Muller. Reading of the Sunshine Law was performed by Mary Kay Malec and followed by Roll Call of members for attendance:

**PRESIDING:** Abraham Muller, Secretary/Treasurer

**PRESENT:** Trustees: Raymond Coles, Mitch Dolobowsky, Moshe Feinroth, Ada Gonzalez, Dov Kaufman, Michael McNeil, Abraham Muller, Fay Rubin, Michael Sernotti, Rabbi Moshe Zev Weisberg

**ALSO PRESENT:** Russell K. Corby, Executive Director; Kevin Starkey, Esq.;  
LDC Staff: Mary Kay Malec, Anita B. Doyle, Patricia Komsa

**ABSENT:** Trustees: Michael D'Elia, Frank Edwards, Stanley Federowicz, Robert Mohel, Sen. Robert W. Singer,

**OATH OF OFFICE:**

Kevin Starkey swore in the following new and reappointed members:

Raymond Coles, Moshe Feinroth, Dov Kaufman, Michael McNeil, Fay Rubin,  
Michael Sernotti, Rabbi Moshe Zev Weisberg

Rabbi Weisberg advised members that they are required to complete a financial disclosure form annually.

**APPROVAL OF MINUTES OF DECEMBER 5, 2006:**

Abraham Muller/Ada Gonzalez - Motion to accept the transcribed minutes of December 5, 2006 as presented. Mitch Dolobowsky due to being absent abstained. Motion carried.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Russell K. Corby received communications from various people located in Block 93, Fifth Street. They indicated willingness to enter into negotiations for the sale of property which was discussed at a previous meeting. One of the individuals is present to make a presentation with respect to that. It should be done in executive session. Kevin Starkey confirmed that if the matter relates to a proposed property acquisition or property sale it should be done in closed session.

Rabbi Weisberg explained to new members matters to be held in closed session.

## **REPORT OF CORPORATE COUNSEL:**

### **DIRECTOR'S REPORT:**

Russell K. Corby gave a brief report on matters listed on the agenda that will be discussed and for action by the Trustees.

- Project Submission – “Block 93 – Phase 1” Acquisition appraisals need to be completed, 2 appraisals for each property. Mr. Corby explained what transpired in prior meetings to new members in relation to this project.
- UEZ Police Officers Year 12
- Marketing and Public Relations Project Approval for February
- Reorganization Meeting

Abraham Muller asked if there were changes or new developments with the Heineman Project. Russell K. Corby explained in order to write a project to be submitted to the UEZ that the appraisals have to be done. We are waiting to have them completed. First they have to be approved by the Township Committee. Abraham Muller asked if we had made a decision. Rabbi Weisberg explained that we did grant conceptual approval with a sense of the committee to develop plans. There is no approval for the project itself at this point. He explained that he and others have been approached by some of the other business people in the area both in terms of maybe having properties to offer that might be better deals, if you will, for the LDC to investigate, as well as, some of the store keepers on Clifton Avenue that have some concerns. This would be a great agenda for the downtown retail business subcommittee of the LDC to deal with in more detail and to bring the point of view of the impact that it is going to have on the businesses both pro and con. This has been referred to them.

Abraham Muller asked who is doing the appraisals and if they were going to be bided out. He also thought the cost of the appraisals were expensive. Russell K. Corby explained that the cost of an appraisal for a single piece of commercial property is \$5,000. In a commercial district the appraisals are usually a little more difficult. It is not like a residential home. The township and other agencies are currently spending upwards of \$4,000. and \$5,000. The appraisal which is currently going on is being paid for by the land owner and is a certified appraisal.

Rabbi Weisberg explained what each of the subcommittees do. A list of members of each subcommittee will be provided for the benefit of the new members. Rabbi Weisberg requested new members to join a committee.

**COMMITTEE REPORTS:** None

**COMMENTS FROM THE PUBLIC:**

**CLOSED SESSION:** 5:00 p.m.

**OPEN SESSION:** 5:19 p.m.

Mr. McNeil/Mr. Sernotti motion to go into open session. Carried.

Mr. Soloff, Professional Career Services gave his presentation on what services are available. Mr. Soloff expressed that they are having a hard time keeping up with the needs of the community. Ms. Shoshana Schmulowitz spoke about the counseling services which are also available.

Michael McNeil worked with PCS and said it was a good organization to work with. Mr. Soloff would like to develop a joint venture.

**COMMENTS FROM TRUSTEES:** None

**CHAIRMAN'S COMMENTS:** Rabbi welcomed new members.

**CONSENT AGENDA:**

**NON-CONSENT AGENDA:** The following resolution was presented for adoption.

**07-01-1 Resolution for "Block 93 Downtown Parking Development" Phase 1 – Appraisals**

Motion by Mr. Dolobowsky/Mr. McNeil to adopt resolution as presented.

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Mitch Dolobowsky	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Michael McNeil	X		
Abraham Muller	X		
Fay Rubin	X		
Michael Sernotti	X		
Rabbi Moshe Weisberg	X		

The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried.

**ADJOURNMENT:**

Mr. Muller/Mr. Coles: Motion to adjourn meeting. Carried.

Meeting was adjourned at 5:25 p.m.