

**LAKWOOD DEVELOPMENT CORPORATION
MEETING MINUTES
NOVEMBER 1, 2005**

CALL TO ORDER – Rabbi Moshe Zev Weisberg, Chairman at 4:33 pm

ANNOUNCEMENT OF MEETING COMPLIANCE WITH THE SUNSHINE LAW.

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, PL 1975, C 231, by notice published in both the Ocean County Observer and the Asbury Park Press, and by posting of same in the office of the Municipal Clerk, the office of the Lakewood Development Corporation, and upon the public bulletin board of the Lakewood Municipal Building.

ROLL CALL:

Present: Michael D'Elia, Dr. David Eisenberg, Stanley Federowicz, Mayer Hoberman (arrived 4:43pm) Meir Lichtenstein, Rabbi Weisberg and alternates, Francis Edwards (departed 4:55pm) and James Savage.

Absent: Bertram Albert, Lynn Celli, William Doyle, Robert Mohel, Abraham Muller, Sen. Robert Singer, and James Waters.

Also Present: Russell K. Corby, Executive Director; Office Staff: Douglas Doyle, Anita Doyle Trish Komsa and Joan Wilkes; Scott Kenneally of Starkey, Kelly, Bauer & Kenneally, Corporate Counsel.

MOTION –S. Federowicz/Dr. Eisenberg

To approve the minutes from the October meeting.

All in favor

Motion carried

The Chairman moved on to Director's Report as one member had to step out for a brief moment.

DIRECTOR'S REPORT:

The Executive Director referred the members to their packets informing them that they have been supplied with various reports, including our quarterly 2nd Generation Report. The Director stated that there were a number of issues to discuss; it has been an eventful week. Further stating that he would like everyone to review, the proposed 2006 meeting dates, these dates do not have to be adopted until December, but wanted to provide the members with advance notice.

The Director stated that there were two (2) matters of pressing importance; a phone call was received this afternoon from the Director of the UEZ with respect to the Zone Boundary Application. It was requested that he withdraw the application based upon the fact that the UEZ Director and the Department of Commerce would like to revise all its application procedures for boundary changes. The Executive Director's response was (1) this was not a decision he could make himself and (2) he felt this was not a negotiable discussion, it was really an ultimatum, withdraw or it will not be approved. The director did inform the members that there are other zones with pending applications being told the same thing.

The Executive Director suggested that counsel research the "show cause" issue based on the fact that the application was filed under the current regulations and statute.

Meir Lichtenstein arrived at meeting (4:43pm)

Discussion followed at length with Chairman recommending a resolution be passed stating in October our application was brought to the attention of the UEZA Board, who adamantly believed our application should go forward. The Executive Director suggested that if there is an action taken today it should be in support of the Authority Members who voted to put our application on the November agenda.

Frank Edwards left meeting (4:55pm)

The Executive Director referred to the Article in the paper regarding "Muster Zone", informing the members that he met with the individuals involved and has reviewed the structure of that request for a grant of \$80,000. It is the Director's suggestion that there should be an establishment of an Employee Service Area, (which he feels would be within the context of all the others things we do with Job Link); but further informing the board members that there are constraints, the first being that this is not a UEZ business; secondly, we are constrained by public contract matter, they are not a professional service so this would have to be a contract less the \$27,000. There are obviously security issues, insurance issues and does not believe the UEZ should have any part of the Operation or if we could fund something that is legitimately of assistance to the UEZ businesses. There may be some legitimate reasons why we should be involved, but the structure of the program that was given does not work in terms of the UEZ Program.

The Director moved on to the Resolutions on the Agenda:

Resolution 05-11-1 is to amend a previous resolution by \$101.00 because it was a not to exceed contract for the replacement of holiday decorations.

Resolution 05-11-3 is an award of contract for the piping, this is a interior plumbing pipes evaluation at the Strand Theater, the difficulties there is that it was built in the 1920's, cast iron pipes and it continues to cause damage to the building, in the apartments and in the Theater. We need an evaluation report so that we can start replacing the pipes.

The final item that has been added to this agenda is that there have been some requests from the Lakewood Industrial Commission to lease or buy land in the Airport Hazard Zone. More often than not, this land is for additional parking for storage of cars. The

Executive Director referred to the map of the property that each member has been provided with and stated that there is a justification and certainly would be proper for the UEZ to consider building a roadway down the middle of the property so that the parcels on either side of the roadway could be leased through the Industrial Commission as a money generator. The Executive Director is seeking the board's authority to move ahead after talking to the Industrial Commission.

The Director moved onto the 5 year plan, informing the members that they were supplied with a summary of the plan as the plan is over 30 pages long. Assuring the members that he has reviewed the last plan and stating we were in a different position at that time, we are now in a much better position. We have additional objectives that are written broadly enough so that we will be able to have the ability to respond to issues as they come up over the next 5 years.

Meir Lichtenstein wanted to address the board on two matters with respect to the Strand Theater. The first being the parking and traffic problem, although there has been some significant progress; the need for the Strand Ventures to work with the community in terms of scheduling, and their plans to assist in the parking crisis still exists. The second matter deals with the continuing problems requiring costly repair, etc and questioned whether or not we should be looking into having an Architect come in study the building from top to bottom, and provide us with what the building will cost over the next few years.

Discussion followed on the parking issue with the Chairman recommending that the Downtown Retailer Committee bring together the retailers and the Strand. The Director stated that he would send a letter to the Strand Theater and advise their board that they should be accommodating and meet with the local retailers.

The Director informed the members that in the past until 1998 the LDC was actually a part of the operating side of the Strand; the UEZA told us we could not be an owner/operator of the theater, which is why Strand Ventures was formed. Part of the arrangement with the UEZA was that the LDC takes capital responsibility for the building, and we in fact did have engineering and architectural studies done and in the evaluation these matters were pointed out. We have taken steps that have been logically in that plan and continue to focus on the capital portion of the building.

COMMITTEE REPORTS:

None

PUBLIC COMMENTS

None

COMMENTS BY TRUSTEES

None

The Chairman apologized to the members that we went out of order because we lost a quorum and for the record wanted to go to skipped sections.

OLD BUSINESS

None

NEW BUSINESS

None

REPORT OF COUNSEL

Nothing to report

CHAIRMAN'S COMMENTS

None

- **Motion** – D. Eisenberg/S. Federowicz
To accept Resolution 05-11-1
Roll vote taken
All in favor
Motion carried
- **Motion** – M. Lichtenstein/M. D'Elia
To accept Resolution 05-11-2
Roll vote taken
All in favor
Motion carried
- **Motion** – M. Lichtenstein/M'D'Elia
To accept Resolution 05-11-3
Roll vote taken
All in favor
Motion carried
- **Motion** – M. D'Elia/S. Federowicz
To accept Resolution to Support or affirm the vote taken by the Urban Enterprise Authority Members at its October meeting to place the Zone Boundary Application of the Township on the November agenda.
Roll vote taken
Abstention by M. Lichtenstein
All others in favor
Motion carried.

The Director also requested that he would still like to have conversation with counsel with respect to our legal rights to which the Chairman responded that that is standard business and does not require resolution.

- **Motion** – M. Lichtenstein/S. Federowicz
To accept Resolution authorizing the preparation of the Roadway Construction Project in the Airport Hazard Zone.
Roll vote taken
All in favor
Motion carried
- **Motion to Adjourn** – S. Federowicz/J. Savage
All in favor
Motion carried.
5:26 p.m.