

**LAKWOOD DEVELOPMENT CORPORATION  
MINUTES  
OPEN SESSION  
MEETING OF NOVEMBER 13, 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 4:35 PM by. Reading of the Sunshine Law was performed by Mary Kay Malec and followed by Roll Call of members for attendance:

**Presiding:** Rabbi Moshe Zev Weisberg, Chairman

**Present:** Trustees: Raymond Coles, Michael D'Elia, Mitch Dolobowsky, Stanley Federowicz, Ada Gonzalez, Dov Kaufman, Fay Rubin.

**Also Present:** Russell K. Corby, Executive Director;  
Charles Starkey, Esq.;;  
LDC Staff: Patricia Komsa, Yehuda Abraham, Menachem Friedman, Gildalty G. Esparza and Mary Kay Malec.

**Absent:** Trustees: Frank Edwards, Moshe Feinroth, Michael McNeil, Robert Mohel, Abraham Muller, Pat Serpico and Sen. Robert Singer.

**APPROVAL OF MINUTES OF OCTOBER 9, 2007:**

**M. D'Elia/M. Dolobowsky – Motion to accept the transcribed minutes of October 9, 2007 as presented.**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles			X
Michael D'Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman			X
Fay Rubin			X
Rabbi Moshe Weisberg			X

**Motion Carried.**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

## **REPORT OF CORPORATE COUNSEL: None**

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

R. K. Corby, Executive Director gave a brief report on matters listed on the agenda. Mr. R. K. Corby, Executive Director stated that there is a summary of a proposal in the packet which he would like the members to review and discuss possibly in December or in the beginning of the year with respect to offering coop advertising money to our local businesses, in particular, small businesses. Mr. R. K. Corby, Executive Director explained the resolution awarding Birdsall Engineering a contract to replace the roof at the stadium. This does not require a formal UEZ approval in terms of the money available to perform this. When we initially did the stadium, we created a trustees account which had in it a repair and replacement account. There are sufficient funds in the trustees account to take on this project. This is money that has already been set aside in the eventuality that something at the stadium had to be repaired which in this case the roof needs to be repaired. There was a legal settlement between the township and the contractor. The LDC was not involved in that legal proceeding. There was a settlement there. The settlement money went to the project fund in the trustee account. We have agreed with the township manager that the LDC will administer this project. Most of the award which is for some \$74,000.00 for construction management. There is approximately \$30,000.00 for preparing the bids. This is going to be a publicly bid job. Birdsall Engineering is preparing the construction documents which are not so difficult because there was an original set of specifications; Birdsall Engineering will handle that under this contract and also handle the actual construction management of the project. It's not what we would normally do, but you should know that there is a procedure that we are following and we will award the contract under that procedure.

There is a resolution on the agenda today for the acquisition of certain parcels of land in the Main Street development area. At the UEZ Authority Meeting tomorrow, they will approve or disapprove the amount of money we set aside. This a second generation project. On the condition that the UEZA approves the LDC's application, the Executive Director can then proceed with the acquisition transactions. It is a sizable amount of money, but it is outlined in the resolution. Those are the result of a number of appraisals we did, there is no eminent domain in this project at all. We are negotiating the sale price, and we believe we can move forward in acquiring this land. I would like to mention that we were so quick to move our last agenda that in our haste we overlooked the Resolution regarding the contract award for the parking. Although this is on the agenda again, it is simply because we failed to vote on it at the last meeting. This essentially is a feasibility study to see how much it will cost. We have a concept design and we really should not proceed until we come back and know exactly what it will cost. We already discussed that the LDC would be the agency which would do the bonds for the construction of the parking garage.

Also, on the table and for public display are the Lakewood Development Corporation's Financial Statements and Supplementary Information for the year ended December 31, 2006 and Independent Auditors' Report.

## **COMMITTEE REPORTS:**

**PUBLIC COMMENT:** The following people presented comments:

Dr. Leo Fram, Living Faith Church, Apostolic Ministry Team, stated a concern about the proposed parking garage, retail and office space and how it will affect the Town Square. Currently, the Time Square is approximately 150 x 120 feet or so and our concern is whether it will remain those same dimensions.

Rev. Sandra Gonzalez, Overseer, Lakewood Community Outreach, Spirit-Filled Life Ministries, explained that she had a petition of over 500 signatures against retail space at the Town Square. Mayor Raymond Coles, member, explained that the Town Square will not be built on, just around it.

Mr. Pedro Alvarez, concerned with if the Township will still be able to hold events in square. Mayor Raymond Coles, member, responded with yes.

Ms. Judy Valencia, Minister, is in support of progress. Ms. Judy Valencia is concerned with the business owners not wanting them there. Where would they go?

Dr. Maryann Sorenson, asked the board and the township committee if the community could vote? Dr. Maryann Sorenson asked if they could work with the community and spoke about the impact on Town Square, security, safety issues and how the construction will affect Town Square. Mayor Raymond Coles, member, explained that there is no legal mechanism to allow the community to vote. Mr. R. K. Corby, Executive Director explained that the LDC's role at this point is only the parking garage.

Pastor Hector Salguero, Missionary Pentecostal Church of God, asked if we have empty stores, why do we need more? Mayor Raymond Coles, member, stated that there is very little space available, and that anything that is open fills up quickly.

Mr. Pedro Alvarez is concerned with the effect that it will have on the culture of Lakewood.

Rev. Edith Fhram questioned that, if in the future, could there be a town ordinance to keep the square. Mayor Raymond Coles, Board Member addressed the comments and questions regarding the Town Square. Mayor Raymond Coles, Board Member, further explained that the square is open to the public and will continue to be open to the public. Rabbi Moshe Zev Weisberg, Chairman, addressed the comments and questions regarding the Town Square and downtown. Rabbi Moshe Zev Weisberg, Chairman, further reassured the public that the issues can be worked on with good communications.

Rena Amata, volunteer work with Manchester, asked if the stores will consider the give aways competition? Rena Amata was also concerned with the ambience. Mr. Dov Kaufman, member, said "no", (Bagel Nosh) and explained that they were not considered competition.

Rabbi Moshe Zev Weisberg, Chairman appreciated the comments and further explained that the merchants opposed to events will not be tolerated. Rabbi Moshe Zev Weisberg, Chairman, stated that Lakewood should be kept vibrant and wants Lakewood to be a success story.

**COMMENTS FROM TRUSTEES:**

**CHAIRMAN’S COMMENTS:**

Rabbi Moshe Weisberg, Chairman asked if there was a defect in the installation of the roof. R. K. Corby, Executive Director spoke about the contract. Mayor Raymond Coles, Board Member explained the situation regarding the stadium; stating that there was a defect in the installation of the roof itself. Mayor Raymond Coles, Board Member proceeded to explain that this was the reason why there was a suit with the structural manager, the contractor and the subcontractor for the last couple of years to resolve it. Discussion. Rabbi Moshe Weisberg, Chairman clarified what the LDC was going to be voting on. Rabbi Moshe Weisberg, Chairman, also stated that the LDC would not be using any funds; that this was just a vehicle to be used regarding the repair of the stadium. Mayor Raymond Coles, Board Member, explained that the funds would be coming from the settlement and the funds were set aside for the stadium for items such as this.

**CONSENT AGENDA:** None

**NONCONSENT AGENDA:** The following resolutions were presented for adoption.

- **Resolution 07-11-1 – Award of Contract for Archival Search and Historic Document Preparation for the Landmark Strand Theatre – Mark Pavliv AIA \$3,000. (UEZ 03-05) Motion by S.Federowicz/M.D’Elia**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles			X
Michael D’Elia	X		
Mitch Dolobowsky			X
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Fay Rubin	X		
Rabbi Moshe Weisberg	X		

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

• **Resolution 07-11-2 – Authorizing a Change Order to Lucas Construction Contract for Roadway 1 decrease \$6,910.10 (UEZ 07-07). Motion by M.D’Elia/M. Dolobowsky**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Fay Rubin	X		
Rabbi Moshe Weisberg	X		

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

• **Resolution 07-11-3 – Columbia Savings Bank – Secondary Financing of the Wareco LLC Joint Participation Loan. Motion by R.Coles/M.Dolobowsky**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Fay Rubin	X		
Rabbi Moshe Weisberg	X		

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

• **Resolution 07-11-4 – Award of Contract CME Associates \$48,250.00. Motion by R.Coles/M. Dolobowsky**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Fay Rubin	X		
Rabbi Moshe Weisberg	X		

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

• **Resolution 07-11-5 – Approval of the Acquisition of Specific Properties Located within the Downtown. Motion by R.Coles/M.Dolobowsky**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Fay Rubin	X		
Rabbi Moshe Weisberg	X		

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

• **Resolution 07-11-6 – Award of Contract to Birdsall Engineering, Inc. for the purposes of Roof Replacement at the Lakewood Stadium with such funding as is available in the Trustee Repair and Replacement Account in the amount of \$74,500.00. Motion by M.Dolobowsky/R.Coles**

**ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Fay Rubin	X		
Rabbi Moshe Weisberg	X		

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

**ADJOURNMENT:**

**M.Dolobowsky/R. Coles: Motion to adjourn meeting. Carried. 5:26 P.M.**