

**LAKWOOD INDUSTRIAL COMMISSION  
MINUTES  
OPEN SESSION  
MEETING OF: MAY 25, 2005**

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT: P.L. 1975, c. 231.

The meeting was called to order Wednesday, May 25, 2005 on 12:16 PM by Chairman Ada Gonzalez.

**ROLL CALL:**

Presiding: Ada I. Gonzalez, Chairman  
Present: Mr. Albert, Dr. Eisenberg, Mr. Katz, Mr. Silberberg and Mr. Golub (arrived 12:25 PM).  
Absent: Mr. Kokes

Also in attendance: Mr. Corby, Mr. Delanoy, Anita Doyle, and Gidalty G. Cruz

**APPROVAL OF MINUTES OF:** April 20, 2005

Albert/ Katz - Motion to waive the acceptance of the minutes of the April 20, 2005 meeting until the June 22, 2005 meeting. Voice vote [Carried]

**STATEMENT OF ACCOUNTS:** Dated May 25, 2005

Mr. Silberberg/Mr. Katz – Motion to accept the Statement of Accounts as presented. Carried.

The Commissioners asked that the next Statement of Accounts be presented with the non contractual expenses highlighted or grouped together as a sub-total.

**BILL LIST:** Dated May 25, 2005

The following bills were presented for payment approval:

Num	Name/Memo	Amount
1928	Acculmage Typesetting & Design, Inc. Marketing and PR Administration - Per Contract - April 2005	\$ (3,500.00)
1929	Anita B. Doyle Per resolution # 050109 - Administrator of Accounts - Month of May 2005	\$ (400.00)
1930	Anita B. Doyle, as Agent for Industrial Commission business Replenishment of Petty Cash On Hand	\$ (178.66)
1931	Lakewood Chamber of Commerce Registration - Meeting of June 1, 2005 (RKC, ABD)	\$ (60.00)

1932	MODC	2005-2006 MODC Membership Dues	\$	(225.00)
1933	MONOC FCU Acct# 2009183-6	Per Resolution # 050111 Travel Reimbursement- May 2005	\$	(350.00)
1934	Secare, Delanoy, Martino & Ryan	Professional Services Provided + Reimbursement of out of pocket expenses - Month of March 2005	\$	(1,306.00)
1935	The Stewart Agency	Legislative Consulting Services - May/June 2005 - Contractual Disbursement	\$	(2,500.00)
1936	Watchung Spring Water Co., Inc.	Account # 127214 - Meeting Refreshment	\$	(126.81)
1937	Woodlake Country Club	Marketing and Public Relations (Hosting: NJ State UEZ Mayors Meeting - 5/18/05)	\$	(545.75)
1938	Secare, Delanoy, Martino & Ryan	Professional Services Provided + Reimbursement of out of pocket expenses - Month of April, 2005	\$	(1,334.00)
1939	Lakewood Blue Claws	Marketing and Public Relations (Hosting: NJ State UEZ Mayors Meeting - 5/18/05)	\$	(496.78)
			\$	(11,023.00)

Mr. Katz/ Silberberg– Motion to approve payment of items 1928-1939 of the Bill List as presented.

**On Roll Call:**

Commissioner	Aye	Nay	Abstain
Albert	X		
Eisenberg	X		
Golub	X		
Katz	X		
Kokes	-		
Silberberg	X		
Gonzalez	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission.

**EXECUTIVE DIRECTOR’S REPORT:**

Mr. Corby: We were requested by the Township Committee to look for sites for a police impound yard. We were asked to provide an inventory of land that would be suitable for this purpose. At this time there has been no action taken.

Dr. Eisenberg: Can it be placed in an area not a major thoroughfare? It’s not a pretty sight.

Mr. Corby: There are some available sites like one on Rutgers University Blvd., which is in the JCP&L right of way; none on Cedar Bridge Avenue.

Dr. Eisenberg: That's fine.

Mr. Corby: I will save the Hotels Unlimited matter because there is new information that we just received. The Northeast Parkway Acquisition Area report will be made in closed session as it is under contractual negotiations. Obviously, there was an offer made and new information, and we also have a proposal sent to us which indicates a desire to have us hold a mortgage for five years. We are in the midst of doing a boundary survey. I have a question to ask our counsel: this survey is being done for purposes of transferring title; is a metes and bounds description sufficient?

Mr. Delaney: It should be sufficient. Unless we are going to convey only lots and blocks; then we can use a block and lot description, But if we are going to be conveying it different than by block and lot, we can use a metes and bounds description.

Mrs. Doyle: Do we have to have monuments set? Who does the survey at the time of closing from us to a client? Do we do the survey and the title search?

Mr. Delaney: No, the buyer does that.

Mr. Corby: So, when we actually have a closing, we don't have to have a survey...

Mr. Delaney: No, not at all. The buyer can do that if they chose. At their expense, but they cannot make us do it.

Mr. Corby: This makes quite a difference with the proposal for survey services that has been returned. I will order the metes and bounds description to be done. It appears that we have about fifteen acres to convey.

Mr. Delaney: The buyers can get their own survey and then they give that to the title insurance company and that's what gets insured.

Mr. Albert: Is there more than one prospective buyer for this property?

Mr. Corby: No, just one. It is considered a land-locked parcel. They are the adjacent land owners in Brick. There is no other adjacent property that this even touches. Lastly, Hotel Unlimited, as an update, their most recent site plan discloses that they have added three (restaurant) pads as they requested but we haven't heard back from them about the rejection of Dunkin Donuts and replacement with some other organization. We will follow up with that this month but they are proceeding with their plan as well.

## **ATTORNEY'S REPORT: NONE**

No report other than what will be talked about in closed session.

## **CORRESPONDENCE:**

Mrs. Doyle: Hamilton Partners is under contract to purchase 1.25 acres of land within the airport flight path for parking and haven't closed yet. I have asked them when they anticipated closing. They responded back to me that they are waiting for a metes and bounds from their engineer. Then they would have to do a sub-division (at their cost), so they are progressing with their plans.

## **COMMITTEE REPORTS: NONE**

## **OLD BUSINESS: NONE**

## **NEW BUSINESS: NONE**

## **CLOSED SESSION:**

The following Resolution was offered to move the meeting into closed session by Mr. Katz / Mr. Golub and carried.

WHEREAS, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, permits the exclusion of the public from a meeting under circumstances; and

WHEREAS, this Industrial Commission of the Township of Lakewood is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Industrial Commission of the Township of Lakewood in the County of Ocean as follows:

1. The public shall be excluded from discussion of private and confidential matters involving any of the nine (9) exclusion as set forth in Section 7(b) of said law and as hereinafter specified.
2. The general nature of the subject matter to be discussed is as follows:
  - CONTRACT NEGOTIATIONS
  - PERSONNEL
  - LITIGATION (impending)
  - OTHER
3. It is anticipated at this time that the above stated subject matter will be made public only when the reasons for discussing and acting on them in closed session no longer exists; said determination to be made by further resolution adopted by the Industrial Commission.
4. This resolution shall take effect immediately.

The meeting moved into Closed Session at 12:45PM

The Meeting returned to Open Session upon passage of a motion by Dr. Eisenberg/ Mr. Katz and carried. The Meeting returned to Open Session at 1:22PM

Mr. Katz: We should authorize Mr. Corby to send a letter to the (previous) interested parties relative to Block 1608, Lot 2 and indicate that we haven't made any final decision. We will accept final offers prior to our next meeting - in 30 days. Also, to inform them that it is very important that they state any or all contingencies that might be included. That will be a big consideration in addition to price. Also to inform the Chateau Grande that their bid, so far, has not met our minimum appraised value of the property. And also let them know that we have the right to reject or accept any bids.

Motions by Mr. Katz/Kokes authorizing the Executive Director to write a letter to the interested parties asking them to give us a written proposal.

The motion was approved by a voice vote [Carried]

## **RESOLUTIONS:**

### **Resolution # 050501**

Mrs. Doyle: We have one resolution with regard to an award for professional services for performance of a metes and bounds survey of the tract located within the Northeast Parkway Acquisition Area. We received a quote from Owens and Little who were the only responders to this particular request. We also have another type of survey quote on file from Birdsall, but Owens and Little came in at \$5,500.00. And that is to provide a boundary metes and bounds and also to provide a calculation of the (total) acreage.

Mr. Katz: this is a boundary field survey?

Mrs. Doyle: Is not a field survey, is done by mapping.

Mr. Katz: \$5,500.00 for not doing a boundary survey. How much more would they charge for actually doing a boundary survey? The only reason I ask is because if it was a boundary survey, I would see how much more they would charge to do a... not a full blown delineation... but, while they are out there just have somebody actually look at the wetlands for another couple thousand dollars

Discussion continued regarding this matter. In conclusion, the Commissioners agreed to adopt the resolution and to get any LOI from the Township Engineer.

Resolution # 050501 Professional Services Resolution – Awarding Contract for boundary survey of the tract of land located within the Northeast Parkway Acquisition Area at an amount not to exceed \$5,500.00

Motion by Mr. Katz/Dr. Eisenberg

**On Roll Call:**

Commissioner	Aye	Nay	Abstain
Albert	X		
Eisenberg	X		
Golub	X		
Katz	X		
Kokes	-		
Silberberg	X		
Gonzalez	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission.

**COMMENTS FROM THE PUBLIC: NONE**

**COMMENTS FROM THE COMMISSIONERS:**

Mr. Golub: In conversation with Ray Coles, I discussed how I was working at the Monmouth County jail renovation project for the kitchens. I hired a very large company to come in and shut down the electrical gear and do a cleaning of the dust and debris and I had to bring these guys from Pennsylvania and he said why don't you hire the local guy and I was saying, "like who does that"? I went to the Yellow Pages and I couldn't find anybody. There is a company in the industrial park called High Voltage and that's what they do. As a matter of fact, they contract with some of the large utility companies... Literally, the guy has an engineering degree in high voltage. I said to Ray, "isn't there any kind of township directory that we can go to so that I can deal with people locally?" He said that this request has been made but he said is more than one entity and one person can deal with so I asked what would be involved in getting the ball rolling. He said we have to make a form questionnaire, almost like a census, going to the industrial park and finding out what these businesses do. Everything from the amount of people they hire, are they involve with Job Link, and I said, "This can be amazing". I see a need for this almost calling it an industrial directory.

Ms. Gonzalez: But we have that.

Mr. Golub: I have no knowledge that this document existing

Mr. Corby: We do it thru several methods. Through a mercantile license registry, because every business has to register. We have not only industrial park names but we also have UEZ businesses. What we are failing to do here is somehow get it onto the internet as a database.

In conclusion

Ms. Gonzalez: I want to take this moment to say thank you to the Commissioners for supporting the ESL Program. I have flyers here and we invite all of you to this session's graduation ceremonies which will take place on June 8th at Town Square and, in the event of rain, at the Clifton Avenue Grade School.

**ADJOURNMENT:**

Mr. Albert/Mr.Golub— Motion to adjourn. Carried.

Meeting Adjourned at 1:35PM

Dated:May 25, 2005

by

Gidalty G. Cruz

Recording Secretary

[Reviewed] by Anita B. Doyle,  
Secretary- Designee