

LAKEWOOD INDUSTRIAL COMMISSION MINUTES OPEN SESSION

MEETING OF: June 2, 2010 (rescheduled from May 26, 2010)

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 by Chairman Robert Kirschner at 12:34 PM

Presiding: Robert Kirschner, Chairman
 Present: Commissioners Jeffrey Golub, Jan Kokes and Shlomo Katz
 Absent: Commissioners William Doyle, Justin Flancbaum, Charles Silberberg
 Also in attendance: Executive Director Steven Reinman, Anita B. Doyle, Lakewood Township
 Publicist Frances Kirschner.

Minutes of April 28, 2010 Meeting

By consensus, the approval of the minutes of the meeting of April 28, 2010 was waived.

Statement of Accounts:

Administrator of Accounts Anita Doyle recapped the Statement of Accounts presented to the Commissioners dated June 2, 2010.

Golub/Kokes- Motion to accept the Statement of Accounts as presented. Carried.

BILL LIST:

The following Bill List was presented for payment approval to be drawn from Industrial Commission Budgeted Funds:

<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
2499	Anita B. Doyle	Replenishment of Petty Cash on Hand	(\$117.61)
2500	Bathgate, Wegener & Wolf, PC	Legal Services Provided through 4/30/10	(\$769.73)
2501	Amerival	Appraisal Services - Block 1065, Lots 1,3,5&6; Block 1068, Lots 4&6	(\$1800.00)
2502	Frantasy Enterprises, LLC	Marketing and PR Services Provided for May, 2010	(\$2000.00)
2503	Upper Level	Website Management and Maintenance February-April 2010 (1st Q of contract)- LIC Portion	(\$6000.00)
2504	Israel Reinman	Reimb of Out of Pocket Expenses + Car Allowance-May 2010	(\$1106.88)
2505	Anita B. Doyle	for services provided as Administrator of Accounts, May 2010	(\$400.00)
2506	Watchung Spring Water Co., Inc.	Acct# 127214 Inv# 3092761	(\$183.85)
2507	Print-Tech Products, Inc.	Invoice# 8107 (LIC sponsorship of Industrial Park Softball League) -Advertising	(\$531.35)
			(\$12909.42)

Katz/Golub: Motion to approve payment of bills # 2499-2507 totaling \$12,909.42.

This motion hereby duly adopted by the Lakewood Industrial Commission.

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On Roll Call:

<u>Commissioner</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Mr. Doyle	-		
Mr. Flancbaum	-		
Mr. Golub	X		
Mr. Katz	X		
Mr. Kirschner	X		Abstain: #2502
Mr. Kokes	X		
Mr. Silberberg	-		

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

EXECUTIVE DIRECTOR’S REPORT:

Mr. Reinman reported on the following matters of interest:

- Table the Block 1609, Lot 21 issue regarding parking until further notice.
- Block 1609, Lot 20 – Table until counsel is able to attend the meeting and make a report.
- Blocks 549.01 and 549.02 – Mr. Reinman provided information on a new company interested in a 10 acre tract. Looking to vacate a portion of America Avenue to allow a consolidation of the lots.

Mr. Golub- Can we share the new client’s plight with the County Engineer???

Mr. Katz- How much is the property worth? We need an appraisal.

Mr. Reinman- We had appraisals done. They came in at \$350,000 an acre. The cost of the road redirection will be borne by the client.

- Infrastructure Meetings- Mr. Reinman reported that utility companies were called together for a meeting to perform in Smart Growth planning. The southwest quadrant is actively under discussion. It is estimated that 1,000 homes are to be constructed in the southwest quadrant. There would also need to be small shopping centers & schools Developed to service these growing areas. He reflected that the Township is considered a facilitator for productive planning. The Water Company is “in”; the electric company needs a little more information. Meetings are being scheduled with local and regional utility representatives. The Township will figure out how to come up with the money to front \$1M-\$2M which would be recouped from developers. The BPU is agreeable. Need the water company to come up with a proposal based on development of a given area, and combining with the Smart Growth plan for Lakewood. The area of planned development includes acreage in the area of Oak Street/Chestnut Street/behind the Chateau Grande. Over 1,000 homes are planned that would require support businesses and services.

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Mr. Kokes- Investor-owned utilities will not use their own monies.
Mr. Reinman- NJ American will work with an investor;
If the Town put in infrastructure, they can charge fees;



- **Business Attraction-** Request that the Chairman set up a Business Attraction Subcommittee.
- **ICSC Conference** – Mr. Reinman gave a report on successful development ideas that he found at the ICSC conference in Las Vegas.

Jan Kokes- **Resale of Industrial properties-** the LIC should get a commission on each resale. – Generation of revenue.

- **Airport Properties** update-
 1. Diligently working for land release from the FAA;
 2. FAA prefers that we sell rather than lease;
- **Northeast Parkway Acquisition Area-**
Need engineering on Northeast Parkway Acquisition area

ATTORNEY’S REPORT - (Jan Wouters, Esq.):

- Attorney was absent from this meeting – no report.

COMMITTEE REPORTS:

- No Committees met over the past month.

OLD BUSINESS:

- None

NEW BUSINESS:

- Mr. Kokes announced his resignation as Commissioner of the Lakewood Industrial Commission. Regretfully accepting his resignation, the Commissioners wished him well and success in his “retirement”.

COMMENTS FROM THE PUBLIC:

COMMENTS FROM THE COMMISSIONERS:

Motion by Golub/Katz and carried to **adjourn** the meeting.

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Meeting was adjourned at 1:22 PM

Dated: June 24, 2010

by: Anita B. Doyle
Secretary-Designee