

~~LAKEWOOD INDUSTRIAL COMMISSION~~

**MINUTES
OPEN SESSION**

MEETING OF: October 27, 2010

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 by Chairman Robert Kirschner at 12:20 PM

ATTENDANCE - ROLL CALL:

<u>Commissioners</u>	Present	Absent
Doyle, William		x
Flanbaum, Justin	x	
Golub, Jeffrey	x	
Katz, Shlomo	x	
Silberberg, Charles		x
Vacant Seat		
Kirschner, Robert-Chairman	x	
Quorum Count:		
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	x	
Wouters, Jan – Comm Atty	x	
Doyle, Anita–SctyDesignee	x	
Day, Todd – Comm. Engineer		x

The agenda-listed minutes that were awaiting approval were *waived* pending provision of a list of members qualified to vote on each meeting. Approvals of Minutes are pending for the meetings of August 17, 2010, July 28, 2010, June 2, 2010, April 28, 2010 and March 24, 2010.

STATEMENT OF ACCOUNTS:

A review of the Statement of Accounts reflects no significant changes. Lakewood Industrial Commission is still operating within its 2010 adopted budget.

Golub/Flanbaum: Motion to Accept the Statement of Accounts as presented dated October 27, 2010.

On Roll Call:

<u>Commissioners</u>	AYE	NAY	ABSTAIN
Doyle, William			
Flanbaum, Justin	x		
Golub, Jeffrey	x		
Katz, Shlomo	x		
Silberberg, Charles			
Vacant Seat			
Kirschner, Robert-Chairman	x		

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BILL LIST DATED OCTOBER 27, 2010

The following bills were presented for payment approval:

<u>Num</u>	<u>Name</u>	<u>Details</u>	<u>Amount to be paid</u>
2550	Shore Business Solutions	Inv# 017559 LIC Share MX3501N Copier/scanner- Maintenance Agreement Period 04/01/10-07/01/10	\$958.60
2551	Watchung Spring Water Co., Inc.	Inv# 3365344 Acct#127214	\$112.67
2552	Amerival	Individual Conversion of Appraisals Block 1065, Lots 1,3,5,6; Block 1068 Lots 4 & 6 (additional ...	\$975.00
2553	Bathgate, Wegener & Wolf, PC	Legal Services provided through 9/30/10	\$429.08
2554	Frantasy Enterprises, LLC	INVOICES :LIC# 1433; LIC#1436	\$4000.00
2555	Anita B. Doyle	As Administrator of Accounts - months of October & November 2010	\$800.00
2556	MODC	S Reinman - Seminar Registration 10/22/10 "Money Hunt"	\$29.00
2557	New Jersey Chamber of Commerce	Registration to 10/26/10 Event Everything Jersey Business Conference & Expo	\$39.00
2558	Israel Reinman	Exec Director's Car Allowance - October and November 2010	\$800.00
2559	Upper Level	Inv# 124808 50% with LDC / LIC Promotional Items -	\$292.50
BILL LIST TOTAL:			\$8435.85

Motion by Flancbaum/Golub: Authorize payment of Items # 2550-2559.

On Roll Call:

Commissioners

Doyle, William
Flancbaum, Justin
Golub, Jeffrey
Katz, Shlomo
Silberberg, Charles
Vacant Seat
Kirschner, Robert-Chairman

	AYE	NAY	ABSTAIN
Doyle, William			
Flancbaum, Justin	x		
Golub, Jeffrey	x		
Katz, Shlomo	x		
Silberberg, Charles			
Vacant Seat			
Kirschner, Robert-Chairman	#'s 2550, 2551, 2552, 2553,2555,2556,2557,2558,2559		#2554

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

Mr. Kirschner requested an accounting of the EXPO Income and Expenses for the next meeting.

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Mr. Kirschner also reported on the MODC Golf Outing and the promotional items purchased and distributed at this event.

EXECUTIVE DIRECTOR'S REPORT

Mr. Reinman reported on the following matters:

- a) ***LAKEWOOD TOWNSHIP BRANDING***: Branding is a current joint project between the Township of Lakewood and the UEZ to update and rebrand Lakewood Township. The public is being invited to provide their opinion on the offered brand choices. "Aframe" signage is being constricted by Public Works and will be placed in strategic area providing a website address for placement of "votes" for the new Township logo.
- b) ***LANDS UNDER DISCUSSION WITH PROSPECTIVE CLIENT (BLOCK 1609, LOT 21)***: This matter is being removed from the current and future LIC agendas until further notice. The client has slowed down their site selection processes. Attorney Wouters added information on the subject client and their intended parking purposes for the lands located in this JCP&L right-of-way.
- c) ***INFRASTRUCTURE MEETINGS***: Good news. We have reached agreement with NJ American Water Company on approach that would bring a lot of benefit to the town of Lakewood to break the "log jam" of "developer pays". BPU rules that a developer pay for any new development because they can't go back and charge it to the rate-payers (i.e. new piping system; a new pump station). Traditionally the developer pays for all infrastructure up front. They may get rebates down the road. It is considered that this system could retard development and leads to bad planning. The system cannot realistically handle "developer pays". The rate of growth has to be realistically calculated into the proposed systems and their interconnection with existing utility systems by analyzing all areas of town and their potential maximum development. Lakewood residential areas do not grow in traditional numbers (of 2.3 children per household) which leads to strain on systems that were constructed using old ratios of growth. The Town, via a bond issue, is anticipated to "float" the upfront cost. The value to a developer is that they won't have to divert to a "creative" approach on how to design their infrastructure systems and hook into existing systems. A Memorandum of Understanding (MOU) is pending for consideration as of last week. At this time, the matters under discussion include the Oak Street corridor and the Chestnut Street area. This plan is not directly tied into the "Smartgrowth" planning.
- d) ***LETTER IN THE PACKETS FROM THE NJ TURNPIKE AUTHORITY*** regarding notice that construction of interchanges 89 and 88 are underway (linking both to provide a full 4-way interchange when complete). This should have some good impact for us.

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- e) **BLOCK 549.01 LOT 2 AND BLOCK 549.02 LOT 2** have been deeded over to the Lakewood Industrial Commission from the Township. This is timely, as the Period of Diligence as detailed in the Letter of Intent executed August 18th relating to the property is coming to an end.

ATTORNEY'S REPORT:

STAMOS AND SOMMERS – Michelle Katz, Esq.

This closure of LIC transaction has been delayed for a very long time. We need to take action to either get them to move on this or withdraw our support in the settlement of the matter between Stamos & Sommers and the NJDEP. Mr. Wouters indicated that he will pursue this to get it moving.

PINE BELT ENTERPRISES- Mr. Wouters indicated that he is meeting with the attorney for Pen Belt over the next week and will report further at the next meeting.

CORRESPONDENCE:

None

COMMITTEE REPORTS:

None

OLD BUSINESS:

None

NEW BUSINESS:

BLOCK 1608, LOT 2 (LIC –owned lands immediately east of the Lightstone property on Cedar Bridge Avenue) – discussion took place regarding a request for easement across a portion of Block 1608, Lot 1 to be made to Lightstone which would provide legal, safe and County Engineer-acceptable forms of access to and egress from Lot 2 thus making it more saleable for development. *Mr. Wouters was directed to prepare a request for easement across the easterly portion of Block 1608, Lot 1; enough to allow a driveway to be constructed.*

Consideration of Eminent Domain – of a Street (Mr. Wouters to research) if the request for easement fails.

APPOINTMENTS OF NEW COMMISSIONERS

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Mr. Golub's appointment as Commissioner expired in July of 2010. He indicated an interest in a re-appointment for another five-year term to the Commission.

Commissioner **Bill Doyle's** Commission expires on December 31, 2010.

Mr. Kokes' vacant seat on the Commission – Suggestion for replacement for unexpired term (12/31/2014).

Commissioner-selection criteria (NJ State Statute regarding Industrial Commissions) will be made available to the Commissioners to assist them by providing guidelines in making recommendations to the Lakewood Township Committee for new Commissioner appointments as necessary.

Any names to be suggested?? Please submit candidates' names to Commission office.

Mr. Kirschner made the recommendation of businessman **Neil Brooks** to be suggested to the Township Committee as a Commission-appointment to fill Mr. Kokes' unexpired term seat (to expire 12/31/14).

COMMENTS FROM THE COMMISSIONERS:

Mr. Golub indicated that his resources advise that Walmart is/was interested in the lands located at the northeast corner of Cedar Bridge Avenue with New Hampshire Avenue. This 'interest' will be pursued. Mr. Wouters added to the conversation that there may be a problem with that piece of property. Current CAFRA regulations may prohibit build-out as would be necessary for Walmart. The ability to develop the property for intensive use (CAFRA permit was never perfected by the previous developer) may be a problem. Secondly, its location off the "beaten path" may prohibit selection by a "big box".

Flanbaum/Golub - Motion to adjourn the meeting. Carried.

Meeting was adjourned at 12:55 PM

Dated: December 6, 2010

By: ANITA B. DOYLE
Secretary-Designee