

LAKWOOD INDUSTRIAL COMMISSION

AGENDA - Rescheduled Regular Business Meeting

May 11, 2021

Time and Place: 11:30 AM Remote via WebEx and Town Hall Streams
Lakewood Municipal Building, 231 Third Street, Lakewood, NJ 08701

*Adequate notice of this meeting was provided in accordance with the Senator Byron M. Baer Open Public Meetings Act.
L.1975, c.231,s.1; amended 2006, c.70, s.2.*

Due to constraints imposed by the State of New Jersey and the Township of Lakewood in their efforts to contain the COVID-19 pandemic, the determination has been made that the Lakewood Industrial Commission shall comply and that any meetings of the Lakewood Industrial Commission shall be conducted remotely and shall provide access to the public via electronic means until further notice.

Announcement -This Open Public Meeting meeting is scheduled to take place in compliance with directives issued by the NJ Division of Local Government Services in response to Executive order 103. Rules of order and conduct will be announced and are provided.

1. **FLAG SALUTE:**
 - Flag Salute / Moment of Silence
2. **ROLL CALL:**
 - Presiding: Robert Kirschner, Chairman
3. **MINUTES:**
 - April 14, 2021
4. **FINANCE:**
 - STATEMENT OF ACCOUNTS:**
 - May 11, 2021
 - BILL LIST:**
 - May 11, 2021
5. **EXECUTIVE DIRECTOR'S REPORT:**
 - **Steven Reinman, Executive Director**
 - Park & Ride Update
6. **ATTORNEY'S REPORT:**
 - **Sean T. Kean, Esq**
7. **CORRESPONDENCE:**
8. **OLD BUSINESS:**
9. **NEW BUSINESS:**
10. **COMMITTEE REPORTS:**
 - **Site Review Committee**, Justin Flancbaum, Chairman
 - SD#2468, Site Plan SP#2402 and Site Plan SP#2403 - Oberlin Owner LLC - no exception on all plan concepts, defer to professionals' recommendations; strongly urge implementation of off-street parking planning.
 - **Finance Committee**, Shlomo Katz, Chairman
 - **Client Review Committee**, Greg Stafford-Smith, Chairman
 - **Park Control/Signs/Advertising/Promotion**, Hal Halvorsen, Chairman
 - **Airport Mgmt/Development Committee**, Greg Stafford-Smith, Chairman
 - **Contract Review Committee**, Justin Flancbaum, Chairman
 - **Strand Subcommittee**, Tom Calabro, Chairman
11. **MARKETING AND PUBLIC RELATIONS:**
 - Report by Frances A. Kirschner / Frantasy Enterprises
12. **COMMENTS FROM THE PUBLIC:**
13. **CONSENT AGENDA RESOLUTIONS:**
 - none prepared
14. **RESOLUTIONS:**
 - none prepared
15. **CLOSED SESSION:**
 - Contract Negotiations; Litigation
16. **COMMENTS FROM THE CHAIRMAN:**
17. **COMMENTS FROM THE COMMISSIONERS:**

See Next Page

18 ADJOURNMENT:

PUBLIC MEETING ACCESS Information:

Online access / Live streaming (link) to the meeting:

https://www.townhallstreams.com/towns/lakewood_twp_nj

To JOIN the WebEx meeting as a member of the Public
(Password - 3ThxE3c29xC):

[WEBEX Access: LIC 5/11/21 Business Meeting for May 2021](#)

[To join the virtual Webex meeting via phone call:](#)

(408) 418-9388 | Meeting # 132 980 6576 Password 3ThxE3c29xC

Public Comment (during the meeting) emailed to:

LICComments@lakewoodnj.gov

Comments by mail may be sent to:

Lakewood Industrial Commission, 231 3rd Street, Lakewood, NJ 08701. Mailed written comments must be received by 12 Noon the day before the meeting.

Proper decorum by the public will be strictly enforced. A complete review of rules and guidelines for public participation in remote public meetings:

[Remote Public Meeting Participation Guidelines](#)

An audible comment during the public portion of the meeting may be scheduled by "raising your hand" (by dialing *3 on the keypad or keying in *3 on the keyboard) or clicking the "hand" icon if by internet. Please wait patiently to be called upon during the that public comment segment of the meeting. Comments may also be emailed 8 hours prior to the meeting to: LICComments@lakewoodnj.gov

The next meeting of the Lakewood Industrial Commission is scheduled to take place June 9, 2021

LAKEWOOD INDUSTRIAL COMMISSION
STATEMENT OF ACCOUNTS
May 11, 2021

| <i>draft</i> | Total All LIC-Held Accounts | \$ 2,112,105.94 |
|--|------------------------------------|------------------------|
| Checking Account (Investors # XXXXX5880) Interest Rate 12-31-19 APYE 0% | | |
| Interest Bearing | | |
| Balance Forward: | \$ 0.01 | 1/1/2020 |
| No Interest Generated . Pending Closeout | | |
| Total Investors Bank Checking Account: | \$ 0.01 | |
| Checking Account (Operations) Lakeland Bank (Acct# XXXXX1404) APY .20% | | |
| Opening Balance | \$ 434,426.98 | 1/1/2021 |
| Deposits T-Hangars Leases | \$ 9,940.00 | 1/5/2021 |
| Deposit AT&T Land Lease | \$ 608.35 | 1/5/2021 |
| Bill List 1/13/21 final | \$ (8,488.33) | 1/13/2021 |
| ACH by Credit Card and Credit Card PAYMENTS 1/1/21-1/29/21 | \$ 17,990.95 | thru 1/29/21 |
| ACH by Credit Card and Credit Card Processing Fees 1/1/21-1/29/21 | \$ (620.99) | thru 1/29/21 |
| ACH Check Deposits | \$ 1,610.00 | Jan-21 |
| Discount fees and Electronic fees | \$ (615.25) | Jan-21 |
| Bank Interest Earned January 2021 | \$ 108.39 | 1/29/2021 |
| Deposit BlueClaws Lease Payment Jan 2021 Installment | \$ 47,244.24 | 2/5/2021 |
| Deposit: T-Hangars Rent | \$ 8,250.00 | 2/5/2021 |
| Approved Bill List 2/10/21 | \$ (5,929.75) | 2/10/2021 |
| ACH Credit Card and Credit Cards PAYMENTS Processed 2/1/21-2/26/21 | \$ 14,579.09 | 2/26/2021 |
| ACH Credit Card and Credit Card Fees 2/1/21-2/26/21 | \$ (515.95) | 2/26/2021 |
| ACH Check Deposits | \$ 1,610.00 | Feb-21 |
| Discount fees and Electronic fees | \$ (653.66) | Feb-21 |
| Bank Interest Earned 2/26/21 | \$ 115.77 | 2/26/2021 |
| Deposit AT&T Land Lease February 2021 | \$ 608.35 | 3/9/2021 |
| Deposit T Hangars + UAA Tiedown | \$ 6,450.00 | 3/9/2021 |
| Approved Bill List 3/10/21 | \$ (9,569.18) | 3/10/2021 |
| Discount fees and Electronic fees | \$ (548.62) | Mar-21 |
| ACH/Credit Card Deposits (T-Hangars & AllChem Land Lease) | \$ 20,216.83 | Mar-21 |
| Deposit - Land Lease AT&T | \$ 608.35 | 3/9/2021 |
| T-Hangars Rent (+UAA Tiedown) | \$ 6,450.00 | 3/9/2021 |
| AT&T Land Lease (March 2021) | \$ 608.35 | 3/29/2021 |
| T-Hangars Rent | \$ 6,750.00 | 3/29/2021 |
| Interest Earned March 2021 | \$ 96.77 | 3/31/2021 |
| Approved Bill List of 4/14/21 | \$ (7,059.04) | 4/14/2021 |
| Discount fees and Electronic fees | \$ (658.11) | Apr-21 |
| ACH/Credit Card Payments Deposited (T-Hangars & AllChem Land Lease) | \$ 19,052.54 | Apr-21 |
| Bank Interest Earned April 2021 | \$ 92.07 | 4/30/2021 |
| Deposit LIC Land & Stadium Leases | \$ 47,854.59 | 5/4/2021 |
| Deposit T-Hangar Rents | \$ 5,850.00 | 5/4/2021 |
| Deposit T-Hangar Rents | \$ 1,800.00 | 5/10/2021 |
| Deposit Land Lease (AT&T) | \$ 608.35 | 5/10/2021 |
| Deposit Cash T-Hangar Rent (B17) | \$ 450.00 | 5/10/2021 |
| Proposed Bill List 5/11/21 | \$ (8,112.53) | 5/11/2021 |
| Total Lakeland Bank OPERATIONS ACCOUNT: | \$ 551,330.69 | |
| Money Market Account (Holding) Lakeland Bank (Acct# XXXXX1390) APY .20% | | |
| Opening Balance: | \$ 1,185,686.39 | 1/1/2021 |
| Interest Earned January 2021 | \$ 282.62 | 1/29/2021 |
| Interest Earned February 2021 | \$ 272.94 | 2/26/2021 |
| Interest Earned March 2021 | \$ 214.50 | 3/31/2021 |
| Interest Earned April 2021 | \$ 195.03 | 4/30/2021 |
| Total Lakeland Bank MONEY MARKET ACCOUNT: | \$ 1,186,651.48 | |

LAKWOOD INDUSTRIAL COMMISSION

STATEMENT OF ACCOUNTS

May 11, 2021

| | | |
|--|----------------------|-----------|
| Checking Account (STRAND THEATER ASSET - Apartments Revenue) | | |
| Lakeland Bank (Acct# XXXX4802) APY .20% | | |
| Opening Balance: | \$ 309,677.14 | 1/1/2021 |
| Deposit Apartment Rents - November 2020 | \$ 7,060.00 | 1/5/2021 |
| Final Bill List of 1/13/21 | \$ (10,732.28) | 1/13/2021 |
| Interest Earned January 2021 | \$ 74.60 | 1/29/2021 |
| Deposit - December 2020 Apartment Rents | \$ 7,240.00 | 2/5/2021 |
| Approved Bill list of 2/10/21 | \$ (18,405.21) | 2/10/2021 |
| Interest Earned February 2021 | 115.77 | 2/26/2021 |
| Deposit Apartment Rent Collected -January 2021 | \$ 7,150.00 | 3/9/2021 |
| Approved Bill list for 3/10/21 | \$ (10,330.36) | 3/10/2021 |
| Deposit February Rent Collected | \$ 5,870.00 | 3/29/2021 |
| Interest Earned March 2021 | \$ 53.73 | 3/31/2021 |
| Approved Bill List for 4/14/21 | \$ (12,155.14) | 4/14/2021 |
| Bank Interest Earned April 2021 | \$ 48.34 | 4/30/2021 |
| Proposed Bill List for 5/11/21 | \$ (7,863.93) | 5/11/2021 |
| | \$ 285,618.25 | |
| Checking Account- LAKEWOOD AIRPORT REVENUE (Acct# XXXXX4810) | | |
| Lakeland Bank APY .20% | | |
| Opening Balance | \$ 179,546.48 | 1/1/2021 |
| Deposit (Fuel Prepay) | \$ 13,500.00 | 1/5/2021 |
| Deposit (T-Hangars - to be transferred to LIC Ops) | \$ 900.00 | 1/5/2021 |
| Deposit (cash fuel , cash ramp rent) | \$ 661.63 | 1/5/2021 |
| Bill List of 1/13/21 | \$ (23,091.53) | 1/13/2021 |
| Interest Earned January 2021 | \$ 43.99 | 1/29/2021 |
| Deposit - Cash Sales | \$ 763.73 | 2/5/2021 |
| T-hangar Payment Deposit (B11) | \$ 450.00 | 2/5/2021 |
| N12 Tie Down and Clubs | \$ 3,400.00 | 2/5/2021 |
| Bill List of 2/10/21 (final) | \$ (23,479.61) | 2/10/2021 |
| Interest Earned February 2021 | \$ 38.58 | 2/26/2021 |
| Deposit 3/9/21 - B11 rent | \$ 450.00 | 3/9/2021 |
| Deposit 3/9/21 -Flying Clubs Rent | \$ 2,620.00 | 3/9/2021 |
| Deposit Ramp Fees | \$ 1,005.00 | 3/9/2021 |
| Deposit Cash Fuel Sales and Cash Ramp Fees 1/10-1/31/21 | \$ 484.11 | 3/9/2021 |
| Proposed Bill List of 3/10/21 | \$ (15,544.20) | 3/10/2021 |
| Deposit Ramp Fees | \$ 1,005.00 | 3/29/2021 |
| Deposit Clubs & Banner Ops | \$ 2,015.00 | 3/29/2021 |
| Deposit Cash Fuel and Ramp fees | \$ 439.68 | 3/29/2021 |
| Deposit Cash Fuel & Ramp Fees (Wilson) | \$ 327.80 | 3/29/2021 |
| Bank Interest Earned March 2021 | \$ 27.56 | 3/31/2021 |
| Bill List of 4/14/21 | \$ (45,354.16) | 4/14/2021 |
| Bank Interest Earned April 2021 | \$ 20.83 | 4/30/2021 |
| Deposit - Clubs Rents | \$ 2,620.00 | 5/4/2021 |
| Deposit Ramp/Tiedown | \$ 220.00 | 5/4/2021 |
| Deposit Fuel Prepay | \$ 14,100.00 | 5/4/2021 |
| Deposit Cash Fuel Sales and Cash Ramp Fees | \$ 424.31 | 5/10/2021 |
| Deposit Ramp Fees, Club Rent - JAC - Banner Land Lease UAA | \$ 1,825.00 | 5/10/2021 |
| Proposed Bill List of 5/11/21 | \$ (30,913.69) | 5/11/2021 |
| | \$ 88,505.51 | |

LAKEWOOD INDUSTRIAL COMMISSION
 STATEMENT OF ACCOUNTS
 May 11, 2021

| | | | |
|---|--------------|------------|---------------------|
| <u>REAL ESTATE - ATTORNEY TRUST Acct. -</u> | | | |
| <u>Held by Cleary Giacobbe Alfieri Jacobs LLC</u> | | | |
| LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held) | \$ 65,000.00 | 12/15/2016 | \$ 65,000.00 |
| TOTAL Held: Attorney Real Estate Trust Acct: | | | |
| <u>\$ 65,000.00</u> | | | |
| TOTAL OF ALL ACCOUNT BALANCES: | | | 2,177,105.94 |
| Anita B. Doyle, Administrative Manager | | | 5/11/2021 |

Lakewood Industrial Commission

Bill List

May 11, 2021

| Num | Name | Memo | Amount |
|--------------------------|-------------------------------------|--|---------------------|
| LIC OPERATIONS... | | | |
| 4026 | Verizon Wireless | Inv# 9878851131- LIC Issued Cell Service | \$ 106.96 |
| 4027 | Star Ledger 2020 NJ Advance Media | 1000858822 Ad# 9966544 | \$ 155.10 |
| 4028 | BP Print Group | Inv# 387739 - acct#3347 (Vented Patio Umbrella blank sample) PO# 21034 | \$ 100.00 |
| 4029 | Select Security Brinks Home | 69626 2790316 2790314 2790315 Annual On-Site Fire Alarm Inspection | \$ 720.00 |
| 4030 | Israel Reinman | Vehicle Allowance | \$ 500.00 |
| 4031 | Constant Contact | JMAC9SQAB12021- Annual Renewal e-Marketing Software | \$ 405.00 |
| 4032 | Anita B. Doyle | Admin Mgr Svcs 040121-043021 and OOP reimb | \$ 2,500.36 |
| 4033 | Treasurer, State of New Jersey | NJEMS 00000223116900 Stormwater Discharge Permit Auth Renewal | \$ 800.00 |
| 4034 | Frantasy Enterprises, LLC | Inv 05012021 Marketing and PR services May 2021 | \$ 2,000.00 |
| 4035 | Duvy's Media LLC | Inv#29241 thru 033121 | \$ 196.25 |
| 4036 | Cleary Giacobbe Alfieri & Jacobs | Inv#94352 Legal Services through April 30, 2021 | \$ 378.00 |
| 4037 | JCP&L Airport | 100 117 221 182 Lkwd ArprtT-Hangar Electricity | \$ 250.86 |
| | | Total LIC OPERATIONS | \$ 8,112.53 |
| STRAND APARTMENTS | | | |
| 277 | JCP&L Strand | S329553510 100 021 180 490 (Common Areas) & 100 144 248 059 (Apt#7) | \$ 79.59 |
| 278 | NJ American Water Company | Strand 1018-210023100311 Gallery \ | \$ 44.27 |
| 279 | Aggressive Property Maintenance | 40063 \ 40029 \ 39974 Strand Theater Apartments and HVAC system | \$ 5,220.56 |
| 280 | Ozane | Acct 1453 - Pest Control Strand Apartments- April 2021 | \$ 115.00 |
| 281 | NJ Natural Gas Co.- Strand | 22-0020-0822-69 Meter 00696445 032521-042721 | \$ 2,404.51 |
| | | Total STRAND APARTMENTS | \$ 7,863.93 |
| LAKWOOD AIRPORT | | | |
| 202 | Eastern Janitorial Supply | Inv# 4091B Hand Towel Dispenser | \$ 62.89 |
| 2026 | Telebroad | 14591 Telephone Services 732-363-6400 Lakewood Airport | \$ 241.46 |
| 2027 | Ascent Aviation Group | Inv#745716 Inv#M249419 | \$ 24,132.36 |
| 2028 | Champion Contracting Services | Inv# 82167 Pumpout | \$ 250.00 |
| 2030 | McKenzie Diversified Resources | Inv# 19 Services through April 2021 | \$ 6,100.24 |
| 2031 | JCP&L Airport | 100 140 350 024 100 140 126 242 100 140 350 024 100 140 129 881 | \$ 126.74 |
| | | Total LAKWOOD AIRPORT | \$ 30,913.69 |
| | | TOTAL ALL BILLS: | \$ 46,890.15 |

RESOLUTION

WHEREAS, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., 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) exclusions 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 | <input checked="" type="checkbox"/> |
| PERSONNEL | <input type="checkbox"/> |
| LITIGATION | <input checked="" type="checkbox"/> |
| OTHER | <input type="checkbox"/> |
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.

I hereby certify that the above is a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean, State of New Jersey, at its meeting held on the 11th day of May 2021.

GREGORY B. STAFFORD-SMITH, Secretary

Or Steven Reinman, Secretary's Designee