

LAKWOOD INDUSTRIAL COMMISSION

AGENDA - Regular Business Meeting

February 10, 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:**
 - January 13, 2021
4. **FINANCE:**
 - STATEMENT OF ACCOUNTS:**
 - February 10, 2021
 - BILL LIST:**
 - February 10, 2021
5. **EXECUTIVE DIRECTOR'S REPORT:** **Steven Reinman, Executive Director**
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
 - SP#2399 - 475 Oberlin - New construction of a 4-story office building adjacent to the existing facility on the property.
 - 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 anticipated
14. **RESOLUTIONS:**
 -
 - **Resolution** Authorizing the purchase of outdoor equipment for use in the public areas of Lakewood Airport (State Contract Vendor)
- (Individual - Roll Call Vote) **210201**
15. **CLOSED SESSION:**
 - Litigation & Contract Negotiations
16. **COMMENTS FROM THE CHAIRMAN:**
17. **COMMENTS FROM THE COMMISSIONERS:**
18. **ADJOURNMENT:**

(Remote meeting details on next page)

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- FjnnHpMm362):

[LIC Meeting Access \(WebEx\) 2/10/21](#)

To join the virtual Webex meeting via phone call:

(408) 418-9388 | Meeting # 132 290 6437 Password FjnnHpMm362

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 are attached.

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 March 10, 2021

1. The following procedures and requirements will be enforced for Lakewood Industrial Commission (LIC) remote public meetings:
 - (a) Members of the Public wishing to comment during the public portion of meetings or during a public hearing may press *3 on their keyboard or keypad to raise their hand. The Executive Director or such other person so designated from time to time will keep members of the public muted, except when they are selected to speak during the public portion of the meeting. Members of the Public may also mute themselves or discontinue their video through the "Webex" platform.
 - (b) Members of the Public may submit written comments in advance of a meeting, which will be read during the public portion of the meeting. Written comments shall contain the person's name and address and may be submitted to Steven Reinman, Executive Director, Lakewood Industrial Commission, 231 Third Street, Lakewood, NJ 08701. Emailed comments, emailed to LICComments@lakewoodnj.gov, must be received at least 8 hours prior to the meeting. Mailed comments must be received by 12:00 p.m. the day before the meeting. Submission of public comments prior to the meeting must identify the name and address of the submitter. No anonymous comments will be accepted.
 - (c) Public comments submitted prior to the meeting shall be read aloud by an authorized representative of the Industrial Commission during the public meeting in a manner audible to all meeting participants. Written comments received prior to the meeting will be read after all those members of the public attending the meeting wishing to provide live/audible comment have had the opportunity to do so. The same time limit of three (3) minutes shall apply to each of the public comments received prior to the meeting. Each written comment shall be read from the beginning, until the time limit is reached. If duplicative written comments are received, the name of each commenter will be noted for the record, and the contents may be summarized. After the comments received by email or in writing prior to the meeting are read, no other public comment will be permitted.
 - (d) The LIC will not accept comments made through the "chat" feature available on the WebEx remote meetings platform, by text messaging, or other platforms.
 - (e) The agenda for the meeting will be available on the Township of Lakewood's website and the Lakewood Industrial Commission's webpage.
 - (f) Immediately after calling the meeting to order, the designated Chairman shall ensure that the dial-in number or other means of conducting the meeting remotely is working. If the dial-in number or other means of conducting the meeting remotely is not working and cannot be returned to working order within a reasonable period of time, the meeting shall be adjourned by the chair of the meeting to another time.
 - (g) The LIC Attorney or such other person so designated by the LIC from time to time, shall announce at the beginning of the remote public meeting the procedures and requirements for making public comment.
 - (h) In the event the meeting is being recorded, the public will be advised.
 - (i) If any member of the Public is attending remotely, he/she will be provided an opportunity to provide public comment of no greater than three (3) minutes in duration during the public comment portion of the meeting during the time in the meeting set forth on the agenda (this applies equally to written public comments submitted via email or through the mail). The Chairman / Chairman's designee will ask whether any member of the public has a comment. If a member of the Public provides an indication as set forth above that they wish to speak, then the Chairman / Chairman's designee shall enable the person to speak. Such person shall set forth their name and address for the record. A member of the public wishing to speak during the public comment portion of the meeting will be identified by the last 4 digits of his or her phone number or by the name he or she has signed in with, at which time such member of the public will be unmuted. The LIC Attorney shall inform the commenter when he or she has one (1) minute of time remaining to comment. At the conclusion of the commenter's comments, he or she will again be muted. There will be no cross-dialogue during the public comment portion of the meeting. Once all members of the Public who wish to make comments have been heard and all written comments have been read, any Lakewood Industrial Commission member may address any comments made.
 - (j) If any member of the Public is attending remotely, and a closed session is called by the LIC as permitted by the Open Public Meetings Act, a separate call-in number or other electronic means of limiting remote participation shall be available so only the members of the LIC and other persons needed for the closed session may participate. It shall be clearly stated at what point in the agenda the closed session will occur, the reasons for the closed session, the projected length of the closed session, whether formal action will be taken on any matter after the closed session, and that the public will not be able to hear the Members or provide comment during the closed session. The LIC shall return to the public meeting following closed session to adjourn the meeting or take other action as necessary.

- (k) Any member of the Public who is attending remotely must participate in the meeting with appropriate decorum and act in a civil manner. Disruptive behavior will not be tolerated. The LIC reserves the right to exclude those members of the Public who display disruptive conduct or make comments that are disruptive, which includes but is not limited to sustained inappropriate behaviors such as shouting, interruption, or the use of profanity. Members of the Public engaged in such conduct will receive a warning, and if the conduct continues, the person shall be muted and his or her comments deemed concluded. If time permits, and after all other members have been given the opportunity to make comment and all comments submitted in writing before the meeting have been read, the disruptive speaker shall be given the opportunity to continue to comment and be permitted to utilize the unused three (3) minutes of time originally allotted to him or her. Should the commenter remain disruptive, he or she shall be placed on mute or at the discretion of the LIC, removed from video and/or removed from the meeting.
- (l) Members of the Public may also be immediately, and without warning, muted, removed from video and/or removed from the meeting for conduct or comments that are harassing, demeaning, threatening, and/or offensive to any person's race, gender, color, age, national origin, religion, sexual orientation, gender identity or expression, and disability (list is representative, not exclusive).
- (m) The Lakewood Industrial Commission, at its discretion, may change the technology for conducting remote public meetings from WebEx/Town Hall Streams to an alternate acceptable form of audio/videoconferencing technology.

2. Any prior ordinance or resolution controlling the decorum of the LIC meetings continue to be in effect unless directly contradictory to the provisions in LIC Resolution 201101.
3. A copy of the LIC Resolution 201101 (enabling resolution) shall be prominently posted under the "Useful Links" section of the Township of Lakewood's Department of Economic Development web page.

LAKWOOD INDUSTRIAL COMMISSION

STATEMENT OF ACCOUNTS

FEBRUARY 10, 2021

		Total All LIC-Held Accounts	\$ 2,140,222.22
Checking Account (Investors # XXXXX5880) Interest Rate 12-31-19 APYE			
	Interest Bearing		
	0%		
	Balance Forward:	\$ 0.01	1/1/2020
No Interest Generated . Pending Closeout			
Total InvestorsBank Checking Account:		\$ 0.01	
Checking Account (Operations) Lakeland Bank (Acct# XXXXX1404) APY .3%			
	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 and Credit Card PAYMENTS 1/1/21-1/29/21	\$ 18,734.47	thru 1/29/21
	ACH and Credit Card Processing Fees 1/1/21-1/29/21	\$ (615.25)	thru 1/29/21
	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
	Proposed Bill List 2/10/21	\$ (5,929.75)	2/10/2021
Total Lakeland Bank OPERATIONS ACCOUNT:		\$ 504,279.10	
Money Market Account (Holding) Lakeland Bank (Acct# XXXXX1390) APY .3%			
	Opening Balance:	\$ 1,185,686.39	1/1/2021
	Interest Earned January 2021	\$ 282.62	1/29/2021
Total Lakeland Bank MONEY MARKET ACCOUNT:		\$ 1,185,969.01	
Checking Account (STRAND THEATER ASSET - Apartments Revenue)			
Lakeland Bank (Acct# XXXX4802) APY .3%			
	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
	Proposed Bill list of 2/10/21	\$ (18,405.21)	2/10/2021
		\$ 294,914.25	
Checking Account- LAKEWOOD AIRPORT REVENUE (Acct# XXXXX4810)			
Lakeland Bank APY .3%			
	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
	Final 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
	Proposed Bill List of 2/10/21 (estimated)	\$ (21,114.45)	2/10/2021
		\$ 155,059.85	

LAKWOOD INDUSTRIAL COMMISSION

STATEMENT OF ACCOUNTS

FEBRUARY 10, 2021

REAL ESTATE - ATTORNEY TRUST Acct. -			
Held by Cleary Giacobbe Alfieri Jacobs LLC			
LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held)	\$ 65,000.00	12/15/2016	\$ 65,000.00
TOTAL Held: Attorney Real Estate Trust Acct:			\$ 65,000.00
TOTAL OF ALL ACCOUNT BALANCES:			2,205,222.22
Anita B. Doyle, Administrative Manager		2/10/2021	

Lakewood Industrial Commission
Bill List
February 10, 2021

Num	Name	Memo	Original Amount
LIC OPERATIONS			
4003	Duvy's Media LLC	Inv 28555 per end 12/31/20	\$ 293.75
4004	Cleary Giacobbe Alfieri & Jacobs	Inv# 91076 Client # 762	\$ 406.00
4005	MODC	Annual Membership Dues 3/1/21-2/28/22	\$ 270.00
4006	Frantasy Enterprises, LLC	02012021 Marketing and PR Svcs February 2021	\$ 2,000.00
4007	Israel Reinman	Exec Dir Car Allowance February 2021	\$ 500.00
4008	Anita B. Doyle	010121-013121 Administration Manager Services to LIC	\$ 2,460.00
Total LIC OPERATIONS			\$ 5,929.75
STRAND APARTMENTS			
256	Aggressive Property Maintenance	Maintenance Services to Strand Theater and Apartments	\$ 12,913.42
257	JCP&L Strand	S329553510 100 021 180 490 Strand Common Areas	\$ 220.34
258	NJ American Water Company	1018-210023140661 FireService	\$ 179.40
259	NJ American Water Company	1018-210023100311 Gallery	\$ 43.07
260	NJ American Water Company	1018-210023140616 AptsTheater	\$ 568.16
261	NJ Natural Gas Co.- Strand	22-0020-0822-69	\$ 4,480.82
Total STRAND APARTMENTS			\$ 18,405.21
LAKEWOOD AIRPORT			
2007	Telebroad	14591 Telephone 732-363-6400 services 2/1/21-2/28/21	\$ 120.73
2008	Ascent Aviation Group	Inv# M248158 Inv# 728211	\$ 14,673.77
2009	Hecht Trailers, LLC	Office Trailer Door replacement	\$ 319.95
	Mckenzie Diversified Resources	Airport Managemant Services 1/1/21-1/31/21 (estimated)	\$ 6,000.00
Total LAKEWOOD AIRPORT			\$ 21,114.45
TOTAL BILL LIST DATED 2/10/21			\$ 45,449.41

RESOLUTION

210201

Resolution of the Lakewood Industrial Commission authorizing the purchase of public equipment to be put in service at Lakewood Airport.

WHEREAS, the Lakewood Industrial Commission by virtue of N.J.S.A. 40:55-B-1 et seq., is statutorily charged with, among other duties, promoting the economic well-being, industrial and economic development of the Township; and

WHEREAS, in an effort to enhance economic development efforts and job retention within Lakewood Township, the Industrial Commission has undertaken Projects such as improvement of Lakewood Airport's services and facilities as a municipal airport and creation of areas for public use and to enhance safe interaction with Lakewood Airport activities and its purposes and to generate commerce and employment opportunities for the region; and

WHEREAS, it is determined that it is prudent to invest in equipment which would be used to develop outdoor public areas of Lakewood Airport; and

WHEREAS, the Lakewood Industrial Commission has obtained quotes for provision of recreational equipment, tables and seating to be installed at Lakewood Airport's designated public viewing areas; and

WHEREAS, **MRC, Inc.**, PO Box 106, Spring Lake, NJ 07762 is able to provide the equipment specified and is registered as having been awarded a State Contract (ID# 16 FLEET 00121) for provision of:

3 ea GT # 51	GT-Site-Economy Stove Permanent
5 ea GT # 28021	GT-Site-P/S Food Court Table S/M
1 ea GT # 28022	GT-Site-ADA Food Court Table S/M

NOW THEREFORE, BE IT RESOLVED, that the Lakewood Industrial Commission be and shall authorize the purchase of 3 ea GT-Site-Economy Stove Permanent, 5 ea GT-Site-P/S Food Court Table S/M, and 1 ea GT-Site-ADA Food Court Table S/M, colors to be selected for the purposes described above at an amount not to exceed \$14,500.00 (Fourteen Thousand, Five Hundred and 00/100 Dollars) from **MRC, Inc.** Adequate funds are available to complete this transaction.

BE IT FURTHER RESOLVED that the Executive Director be authorized to execute any and all documents on behalf of the Lakewood Industrial Commission to conclude this transaction.

I hereby certify the above to be a true copy of a resolution adopted by the Industrial Commission of the Township of Lakewood, Ocean County, New Jersey at its meeting held on the 10th day of February 2021.

GREGORY B STAFFORD-SMITH, Secretary
or Steven Reinman, as Secretary-designee, in the
absence of the Secretary

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 10th day of February 2021.

GREGORY B. STAFFORD-SMITH, Secretary

Or Steven Reinman, Secretary's Designee