

LAKWOOD INDUSTRIAL COMMISSION

AGENDA - Rescheduled Regular Business Meeting

June 9, 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:**
 - May 11, 2021
4. **FINANCE:**
 - STATEMENT OF ACCOUNTS:**
 - June 9, 2021
 - BILL LIST:**
 - June 9, 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#2429 All Chemical Transport - addition to existing building and new free-standing building 1609, Lots 26 & 27 Rutgers University Boulevard. Site Review Committee responded to LPB with "no exception".
 - **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:**
 -
 - (Individual - Roll Call Vote)
 - **210601** Resolution authorizing funding for (receipted) expenditures for construction materials to be used in construction of Industrial Park Park N Ride at Swarthmore 1 not to exceed \$75,000.00.
 - **210602** Resolution authorizing the extension of Aggressive Property Maintenance Inc's agreement to provide services for the Strand Theater building for a period of 1 month (through July 31, 2021).

See Next Page

15 **CLOSED SESSION:**

- Contract Negotiations; Litigation

16 **COMMENTS FROM THE CHAIRMAN:**

17 **COMMENTS FROM THE COMMISSIONERS:**

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 - GXd6SKWUr34):

[LIC Meeting June 9, 2020 11:30AM](#)

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

(408) 418-9388 | Meeting # 132 094 6754 Password GXd6SKWUr34

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 July 14, 2021

LAKWOOD INDUSTRIAL COMMISSION

Statement of Accounts

June 9, 2021

draft		Total All LIC-Held Accounts	\$ 2,117,164.35
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 Investors Bank Checking Account:		\$ 0.01	
Checking Account (Operations) Lakeland Bank (Acct# XXXXXX04) 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	\$ 17,990.95	thru 1/29/21	
ACH by Credit Card and Credit Card Processing Fees	\$ (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	\$ (669.26)	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	
Bill List 5/11/21	\$ (8,112.53)	5/11/2021	
Bank Interest Earned May 2021	\$ 95.08	5/28/2021	
ACH/Credit Card Payments Deposited (T-Hangars & AllChem) thru 5/28/21	\$ 20,454.14	May-21	
Discount fees and Electronic fees May 2021	\$ (689.38)	May-21	
Deposit Land Lease Block 1606 p/o Lot 9 CGSR	\$ 10,000.00	6/1/2021	
Deposit - Rent - T-Hangars	\$ 3,150.00	6/1/2021	
AT&T Land Lease (June 2021) + T-Hangar	\$ 1,058.35	6/8/2021	
Proposed Bill list (LIC Ops) for 6/9/21	\$ (7,513.46)	6/9/2021	
Total Lakeland Bank OPERATIONS ACCOUNT:		\$ 551,330.69	

LAKWOOD INDUSTRIAL COMMISSION

Statement of Accounts

June 9, 2021

Money Market Account (Holding) Lakeland Bank (Acct# XXXXXX90) 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
Interest Earned May 2021	\$ 182.06	5/28/2021
Total Lakeland Bank MONEY MARKET ACCOUNT: \$ 1,186,833.54		
Checking Account (STRAND THEATER ASSET - Apartments) Lakeland Bank (Acct# XXXXXX02) 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
Bill List for 5/11/21	\$ (7,863.93)	5/11/2021
Bank Interest Earned May 2021	\$ 43.42	5/28/2021
Deposit March and April Apartments Rent Collected	\$ 14,152.44	6/1/2021
Proposed Bill List for 6/9/21	\$ (11,728.28)	6/9/2021
	\$ 285,618.25	

LAKWOOD INDUSTRIAL COMMISSION

Statement of Accounts

June 9, 2021

Checking Account- LAKEWOOD AIRPORT (Acct# XXXXXX10) 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	
Bill List of 5/11/21	\$ (30,913.69)	5/11/2021	
Bank Interest Earned May 2021	\$ 16.10	5/28/2021	
Deposit Ramp/Tiedowns	\$ 770.00	6/1/2021	
Deposit Fuel Prepay & Banner Fee HE	\$ 28,000.00	6/1/2021	
Cash Deposit Ramp Landing Fee Cash Fuel Purchases	\$ 1,616.55	6/8/2021	
Club Rent	\$ 1,415.00	6/8/2021	
Proposed Bill List of 6/9/21	\$ (26,941.30)	6/9/2021	
	\$ 93,381.86		
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:			2,182,164.35
Anita B. Doyle, Administrative Manager		6/9/2021	

Lakewood Industrial Commission

Bill List

June 9, 2021

Num	Name	Memo	Amount
LIC OPERATIONS...1404			
4038	Frantasy Enterprises, LLC	Inv 05012021 - correction	\$ 625.00
4039	Duvy's Media LLC	through 4/30/21 #29474 Ecommerce hosting web update	\$ 173.50
4040	Frantasy Enterprises, LLC	Inv# 06012021 05272021 Marketing and Public Relations services	\$ 2,250.00
4041	Israel Reinman	June 2021 Executive Director's Travel Allowance	\$ 500.00
4042	MODC	Event Registration 6/18/21	\$ 40.00
4043	Anita B. Doyle	5/1/21-5/31/21 Services Provided	\$ 2,600.00
4044	Verizon Wireless	742365695-00001 Cell Phone Service	\$ 106.96
4045	Cleary Giacobbe Alfieri & Jacobs	Legal Services Through 5/31/21	\$ 1,218.00
Total LIC Operations			\$ 7,513.46
Strand APARTMENTS			
282	JCP&L Strand	S329553510 100 021 180 490 Apartments Common Areas	\$ 216.32
283	JCP&L Strand	100 144 248 059 301 4th St Apt 7	\$ 3.01
284	Aggressive Property Maintenance	Strand Theater Property Management and Maintenance	\$ 6,041.46
285	NJ American Water Company	3/13/21-05/13/21 Strand Apartments Common Areas	\$ 1,064.88
286	NJ American Water Company	Strand Fire Service 031321-051321	\$ 358.80
287	NJ American Water Company	Strand 031521-051321 Gallery	\$ 88.54
288	Ozane	1453 Inv 248632 Pest Control - Strand	\$ 115.00
289	NJ Natural Gas Co.- Strand	22-0020-0822-69 (Gas Usage + Boiler Project)	\$ 1,891.27
290	Treasurer, State of New Jersey	#O574756 Inv 2548624 Life Hazard Registration	\$ 1,949.00
Total Strand			\$ 11,728.28
LAKWOOD AIRPORT			
2032	Ralph Clayton & Sons	Inv 6112289 Concrete - picnic area - airport	\$ 434.00
2033	LTMUA	"9327-0" 010121-033121 Water Service to Terminal	\$ 90.00
2034	Eastern Janitorial Supply	Inv# 5111 - Lakewood Airport Maintenance Supplies	\$ 265.60
2035	JCP&L Airport	100 140 128 065 030521-050521 Electric Service	\$ 21.57
2036	Champion Contracting Services	Inv# 82293 Septic service	\$ 250.00
2037	Ascent Aviation Group	M252299 M253724 Equipment Lease	\$ 119.42
2038	Telebroad	14591 Inv#212632 Airport Office Phone System 732-363-6400	\$ 120.73
2039	BP Print Group	Inv# 386508 Office Supplies	\$ 365.00
2040	McKenzie Diversified Resources	Inv# 00021 On Site Airport Management Services Provided 5/1/21-5/31/21	\$ 8,672.37
2041	Ascent Aviation Group	Inv# 756011 Fuel 100LL Avgas	\$ 16,602.61
Total Lakewood Airport			\$ 26,941.30
TOTAL BILL LIST 6/9/21			\$ 46,183.04

RESOLUTION

210601

Resolution of the Lakewood Industrial Commission authorizing the purchase of construction materials for construction of Park N Ride 1 (Swarthmore) totaling an amount not to exceed \$75,000.00.

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, in response to concerns about an increased need for off-street parking in Lakewood's industrial parks, has undertaken a pilot project to provide such temporary parking space on Industrial Commission lands to be used as a Park N Ride (short-term / limited-term / day parking); and

WHEREAS, the Lakewood Industrial Commission wishes to set-aside adequate funds to purchase construction materials (i.e. Blue Stone, DGA/Crusher Run) needed to form and develop this Park N Ride area on Swarthmore Avenue.

NOW THEREFORE, BE IT RESOLVED, that the Lakewood Industrial Commission shall authorize a sum not to exceed \$75,000.00 (seventy-five thousand and 00/100 dollars) for purchase of construction materials as estimated, such sum may be increased as warranted to complete the development of this space as planned.

BE IT FURTHER RESOLVED that the Executive Director be and may authorize such purchases and guarantee payment for these purchases (receipt / invoice - supported) on behalf of the Lakewood Industrial Commission to conclusion of this project's construction.

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 9th day of June 2021.

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

RESOLUTION

210602

Resolution of the Lakewood Industrial Commission Authorizing the extension of the existing contract with Aggressive Property for Management Services and Maintenance Services for a one month period.

WHEREAS, Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) permits the award of a Professional Services Contract without competitive bidding; and

WHEREAS, the Lakewood Industrial Commission (LIC) is the owner of the Strand Theater asset located at 400-410 Clifton Avenue; and

WHEREAS, the Lakewood Industrial Commission deems that continuation of property management and maintenance services is required to safely and responsibly maintain this asset in good condition; and

WHEREAS, Aggressive Property Maintenance, Inc., 580 Squankum Yellowbrook Road, Farmingdale, NJ 07727 was awarded a property management and maintenance contract effective July 1, 2018, which was extended through June 30, 2021 for performance of building management and building maintenance services to the Strand Theater asset (which includes the apartments component); and

WHEREAS, due to current COVID-19 related protocols, the Lakewood Industrial Commission finds that it is prudent to extend the contract for an additional 30 days.

WHEREAS, adequate funds are available to fund this contract extension within Industrial Commission accounts established for operations of the Strand Theater asset.

NOW, THEREFORE BE IT RESOLVED that the Lakewood Industrial Commission shall extend its current agreement with Aggressive Property Maintenance, Inc. for an additional one-month period.

I hereby certify the above to be a true copy of a resolution duly adopted by the Lakewood Industrial Commission in the Township of Lakewood, County of Ocean and State of New Jersey at its meeting held on the 9th day of June 2021.

GREGORY B. STAFFORD-SMITH, Secretary
Or Steven Reinman as Secretary's-designee

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 9th day of June 2021.

GREGORY B. STAFFORD-SMITH, Secretary

Or Steven Reinman, Secretary's Designee