

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 9, 2016

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

1 The meeting was called to order at 11:41 AM by Chairman Robert Kirschner
2
3

4 Roll Call for attendance:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Calabro, Thomas (TC)	x	
Flancbaum, Justin (JF)		x
Katz, Shlomo (SK)	x	
Schuster, Edwin (ES)		x
Stafford-Smith, Gregory (GSS)- remote	x	
Kirschner, Robert (RK)	x	
Quorum Count:	5	2
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	x	
Kean, Sean – Comm Atty	x	
Doyle, Anita–Scty-Designee	x	
Staiger, Jeff – Comm. Engineer	x	

Also in attendance:
Hon. Michael J D’Elia, Co-Liaison
Frances Kirschner

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MINUTES OF THE FEBRUARY 17, 2016 MEETING:

Request that they be waived for approval at the next meeting. By consensus, the approval of the minutes was waived.

STATEMENT OF ACCOUNTS:

The Statement of Accounts presented reflected that land lease payment by AT&T was received. We are anticipating receipt of a land lease payment for lease of 1 acre of Block 1606 Lot 9. Bank interest was received. The Statement of accounts also includes the deduction of the anticipated bill list for 3/9/16 to reflect balances available. The amount of \$2,665,000 is available; the amount of \$395,000 is being held in escrow until closing takes place.

TC/NB Motion to accept the Statement of Accounts dated 3/9/16. Carried.

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22 **BILL LIST:**

23 The following bills were presented for payment approval to be drawn from LIC budgeted funds:

3143	Frantasy Enterprises, LLC	Inv# 030116 Marketing and Public Relations Services - Month of march, 2016	2,000.00
3144	MODC (Monmouth Ocean Development Council)	Membership - Lakewood Industrial Commission 2016-2017	260.00
3145	Duvy's Media LLC	Invoice # 16677 Services provided through 1/31/16 - Site & Data updates	479.16
3146	Israel Reinman	Exec Director's Car Allowance March 2016	400.00
3147	Remington Vernick	Inv# 1515T084-5 Engineering Services provided through January 31, 2016	1,040.00
3148	Watchung Spring Water Co., Inc.	Inv#7054923 Acct#127214 Meeting Supplies	81.42
3149	Anita B. Doyle	Services Provided as Administrative Manager 2/1/16-2/29/16	910.00
3150	Yussi's	Meeting Supplies 3/9/16 (estimated)	178.75

Bill List total: 5,349.33

24 On a Motion by TC/NB, Bills numbered 3143 through 3150 were approved for payment.

25 On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin			
Katz, Shlomo	x		
Schuster, Edwin			
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from # 3143

26

27 **BUDGET TO ACTUAL REPORT:**

28 The Budget to Actual report was provided for Commissioners' information. No action was required
29 to be taken.

30

31 **LAKWOOD AIRPORT T-HANGARS CONSTRUCTION:**

32 Kenneth Ressler, P.E., C.M.E., Project Engineer

- 33 • Mr. Ressler was introduced by Mr. Reinman to review the progress of the 36 units T-Hangars
34 project taking place at Lakewood Airport.
 - 35 ○ Contracts have been signed
 - 36 ○ Project kick-meeting has been scheduled to take place at 2PM on 3/9/16 with Iorio's
37 design engineer
 - 38 ○ In the specifications, the project will be completed in 180 days
 - 39 ○ Mr. Ressler will be involved with reviewing design, other submissions, construction
40 monitoring.
 - 41 ○ Their design engineer has been in touch with Mr. Ressler to organize the project start
- 42 • Mr. Reinman gave a summary of the components of the project development.

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- 43 • Mr. Kirschner: It's important to tie down which product will eventually be purchased and
44 erected on the site.
 - 45 ○ KR: The only two inquiries that were received during the bidding process were
46 from Full-fab and Erect-A-Tube.
- 47 • Mr. Kirschner: You'll have somebody on site?
 - 48 ○ KR: we'll have somebody on site to follow the plans and specs to make sure that
49 they are being followed.
- 50 • TC: Any signage on the hangars? Building / Unit numbers?
51
52

COMMENTS FROM THE PUBLIC:

53 Mr. Kirschner noted that the meeting is being videotaped by Mr. Klein who represented that he is
54 taping this public meeting on behalf of *First Amendment Activist* for a YouTube channel.
55

56 Fran Kirschner: We are working on the next newsletter (Spring 2016 edition). Victor Iorio /
57 Iorio Construction will be highlighted in this issue. We also have contacted Brookdale and OCC
58 regarding their employee training programs for publication in the newsletter.
59

60 TC: Is continuing to with his contacts toward securing Airport Terminal improvements.
61

• • •

62
63
64 **The following Resolution was offered by TC/NB and carried to move the meeting into**
65 **Closed Session. The meeting moved into Closed Session at 11:55AM.**
66

67 **WHEREAS**, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, permits the
68 exclusion of the public from a meeting under circumstances; and

69 **WHEREAS**, this Industrial Commission of the Township of Lakewood is of the opinion that
70 such circumstances presently exist.

71 **NOW, THEREFORE, BE IT RESOLVED** by the Industrial Commission of the Township of
72 Lakewood in the County of Ocean as follows:

- 73 1. The public shall be excluded from discussion of private and confidential matters
74 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
75 hereinafter specified.
- 76 2. The general nature of the subject matter to be discussed is as follows:

77	CONTRACT NEGOTIATIONS	<input checked="" type="checkbox"/>
78	PERSONNEL	<input type="checkbox"/>
79	LITIGATION	<input type="checkbox"/>
80	OTHER	<input type="checkbox"/>

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- 81 3. It is anticipated at this time that the above stated subject matter will be made public only
82 when the reasons for discussing and acting on them in closed session no longer exists;
83 said determination to be made by further resolution adopted by the Industrial
84 Commission.
85 4. This resolution shall take effect immediately.
86

87

88 On a motion by NB/TC and carried, the meeting returned to Open Session at 12:29PM.
89

90 Mr. Katz left the meeting at 12:30PM.
91

92 **EXECUTIVE DIRECTOR'S REPORT**

93 Mr. Reinman:

- 94 • The majority of the executive director's report took place in Closed Session.
95 • We're still waiting for Township Committee action on the proposed SAFE Zone.
96

97 **ATTORNEY'S REPORT**

98 Sean Kean, Esq.

99 Stated that he covered his report in Executive Session.
100

101 **COMMITTEE REPORTS:**

102 **Site Review Committee:**

- 103 • SP#2166 NJ Natural Gas Company - Site Review Committee had responded to the Lakewood
104 Planning Board that they had no objection to Planning Board approval of the plan filed by New
105 Jersey Natural Gas Company.
106

107 No other committees formally met during the month.
108

109 Mr. Reinman also reported that site plan information was just received by the LIC office reflecting that
110 an application was filed for construction of 40,000 SF of new industrial space in Excel Park.
111

112 **Park Control / Signs:**

113 Mr. Reinman reported that he initiated inclusion of industrial parks signage activity (removal of old &
114 damaged signs / meet with sign manufacturers for options for new signage / upgrading signage) on the
115 meeting agenda. Requested Subcommittee activation.

116 Parking on Industrial Park roadways- we have reached out to a number of institutions located in the
117 Industrial Park regarding the issue of on-street parking to ask them to accommodate their neighbors by
118 limiting their on-street parking as much as possible and act under the rules for the zoning in the Park.
119 Employee parking needs to be in their off-street parking area.

120 TC: Can we make these signs in-house?

121 SR: The Public Works Department has a sign shop, but it's basically for street signs and such.

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122 Monuments may not be the answer. We're looking for something possibly electronic where we can
123 update information and use them for messaging. That might be an option. We need to look at those
124 options and bring them to the Commission for a decision. Where to place? How many?
125 RK: Garden State Sign? Did they ever get back to us? Mark-O-Lite?
126 TC: We need some ideas.
127 NB: We can meet and discuss (RK/ NB / TC)

128

129 **OLD BUSINESS:**

- 130 • NB: Whatever happened with that space under the power lines?
 - 131 ○ SR: Nothing.

132

133 **NEW BUSINESS:**

134 None

135

136 **CONSENT AGENDA ITEMS:**

137 None

138

139 **RESOLUTIONS:**

160301 Resolution Authorizing 1st Amendment to Contract for Sale of Real Estate (Shvarzblat)

140 TC/NB Motion to adopt Resolution # 160301. On roll call:

141

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	absent		
Katz, Shlomo	absent		
Schuster, Edwin	absent		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		

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

143

144 TC/NB Motion to adjourn the meeting. Carried.

145

146 Meeting adjourned at 12:39 PM

147

148 Dated: April 8, 2016

149

By
Anita B. Doyle
Administrative Manager

150

151