

LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION • MEETING OF: SEPTEMBER 11, 2019

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

- 1 Flag Salute | Moment of Silence
- 2 Public Notice of Meeting was read into the minutes.
- 3
- 4 The meeting was called to order at 11:36 AM by Chairman Robert Kirschner.
- 5

6 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)	X	
Kirschner, Robert-Chairman (RK)	X	
Quorum Count:	6	1
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	X	
Sean T. Kean – Comm Atty	X	
Doyle, Anita–Admin Mgr	X	
Staiger, Jeff – Comm. Engineer	X	

Fran Kirschner / Frantasy Enterprises – Marketing and Public Relations

- 7
- 8 MINUTES OF JULY 10, 2019:
- 9 TC / JF Motion to approve the minutes of July 10, 2019. Carried.
- 10

11 STATEMENT OF ACCOUNTS:

12 The Statement of Accounts was provided for review (as an overview of Industrial Commission
 13 finances).

- 14 TC / JF Motion to accept the Statement of Accounts.
- 15 Discussion on Airport Revenue. Motion was carried by voice vote.
- 16
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18 **BILL LIST:**
19 The following bills were presented for formal payment approval to be paid through Industrial
20 Commission accounts. Payment of certain contractual, standard and utility obligations were released
21 in August in the absence LIC August meeting.
22

Num	Name	Memo	Original Amount
LAKWOOD INDUSTRIAL COMMISSION OPERATIONS			
3759	JCP&L (Power Usage)	Electric Services - T- Hangars 061619-070519 1 month	\$ 502.65 *
3760	Gannett New Jersey Newspapers	Acct# 303329 Asbury Park Press	\$ 8.54 *
3761	Strand Ventures, Inc.	5 Tickets + 1 ea full page ad - First Responder Event	\$ 1,000.00 *
3762	JCP&L (Power Usage)	100 117 221 182 Lakewood Airport T-Hangars	\$ 126.83 *
3763	Cleary Giacobbe Alfieri & Jacobs	Inv# 71873 Legal Services - Through 7/31/19	\$ 4,278.60 *
3764	Duvy's Media LLC	Inv#24679 through 6/30/19	\$ 362.00 *
3765	Holman Frenia (Accountants)	Reimb Confirmation.com #P34066695597	\$ 69.00
3766	Cleary Giacobbe Alfieri & Jacobs	Inv# 73018 Legal Services	\$ 6,920.80
3767	Select Security	69626 Fire Alarm Monitoring and Test T-Hangars A, B&C10/1/19-12/31/19	\$ 495.00
3768	Majestic Fence Co, Inc.	Inv#1090231 Safety Construction fencing (materials)	\$ 552.13
3769	JCP&L (Power Usage)	100 117 221 182 T Hangars A B & C 1900 Cedar Bridge Avenue 08701	\$ 147.07
3770	GovConnection	Quote 24874825.01-W1 Software 2 Licenses Adobe Acrobat Pro	\$ 749.78
3771	Israel Reinman	Executive Director Car Allowance - September 2019	\$ 500.00
3772	Frantasy Enterprises, LLC	Inv#010119 Marketing and Public Relations Services - September 2019	\$ 2,000.00
3773	Anita B. Doyle	Services as Administration Manager July & August 2019 + reimb OOP Exp Fedex	\$ 2,675.05
3774	Duvy's Media LLC	Inv# 24985 Services through 7/31/19	\$ 98.75
3775	Watchung Spring Water Co., Inc.	#127214 Inv# 9673317 Meeting Supplies	\$ 127.89
3776	Yussi's	Meeting Supplies Ticket	\$ 201.00
Total LIC Operations			\$ 20,815.09
STRAND THEATER OPERATIONS:			
121	Aggressive Property Maintenance	Invoices 37361 37389 37404 37406 37412 37416 37453 37454 37455 37488	\$ 4,884.16 *
122	Ozane	Acct# 1453 July 2019 Inv# 190396	\$ 115.00 *
123	State of NJ DCA BHI	#O406549 Inv#2405087 Housing Inspection Fee	\$ 792.00 *
124	Jersey Central Power and Light Company	100-021-180-490 Strand Theater Apts 301 Fourth Street - Common Areas (Hallways etc)	\$ 204.62 *
125	NJ American Water Company	1018-210023140616 400 Clifton Avenue apartments and theater	\$ 660.95 *
126	NJ American Water Company	1018-210023140661 400 Clifton Avenue Fire Service	\$ 179.64 *
127	NJ American Water Company	1018-210023100311 - Strand Theater 400 Clifton Avenue Gallery	\$ 56.05 *
128	Aggressive Property Maintenance	Strand Theater Inv# 37508 37589 37588	\$ 990.00
129	Jersey Central Power and Light Company	#100 021 180 490 Strand Theater 301 4th Street Common Areas	\$ 137.73

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130	NJ American Water Company	1018-210023100311 410 Clifton Avenue Strand Theater Gallery	\$	27.56
131	NJ American Water Company	1018-210023140661 Strand Theater 400 Clifton Avenue FIRE service	\$	166.23
132	NJ American Water Company	1018-210023140616 Strand 400 Clifton Avenue Apartments and Theater	\$	599.30
Total Strand Building Operations				\$ 8,813.24

* Checks released August 14, 2019

Total Bill List:	\$ 29,628.33
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JF/TC Motion to approve the Bill List dated September 11, 2019 as presented.
On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	x		
Katz, Shlomo	-		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on items 3772

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BUDGET TO ACTUAL REPORT:

The Budget to Actual report is informational and action is not required.
 Mr. Reinman commented that there is still a balance showing which are funds set aside for roadway repairs.

COMMENTS FROM THE PUBLIC:

Jeff Hale (The Sudler Companies) thanked the Commissioners for addressing the emergency roadway repairs expeditiously. Mr. Hale also acknowledged Committeeman D’Elia and thanked him for coordinating swift action on the emergency roadway repairs.

EXECUTIVE DIRECTOR’S REPORT:

Mr. Reinman reported on the following:

- NJDOT Grant – repair of Freight roadways
 - Lakewood is applying to receive grant funds for roadway repairs in approximately \$1,000,000 (Oak Street | Swarthmore Avenue | Towbin Avenue are being reviewed for their qualifications as critical roadways)
 - Discussion on road work being performed across from Ferguson. Trimming down islands at intersections to provide right-turn lanes.

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- LAKESWOOD AIRPORT
 - Active Grants
 - FAA – Transient Aircraft Apron Extension
 - Expands tie-down space and apron parking
 - Good project
 - NJDOT – Obstruction Removal Runway 6 End
 - For removal of obstructions (vegetative / trees) by trimming obstructive tree limbs. We need permission to prune trees on neighboring lands owned by Sudler. We can then re-route the fence.
- INDUSTRIAL COMMISSION AUDIT
 - Auditing of Industrial Commission records was previously assumed by the Township process. We now anticipate that an annual audit will be performed separately.
- STRAND BUILDING BOILER REPLACEMENT
 - It's an old building – systems are old
 - The age and aged technology creates additional cost
 - The Industrial Commission is working on coordinating the NJ Direct Install Program with the BPU. The improvements qualify for receipt of a 80% grant. We will pursue other grants available.
 - Efficiency – cost factors
 - Temporary HVAC ductwork in dressing room?? Changeout for?
 - Rooftop units to be replaced
 - Main boiler to be replaced

CORRESPONDENCE:

- Correspondence received from New Lines Engineering & Survey on behalf of their client, Ingber.
 - Requesting permission to access LIC/Airport lands to perform certain tasks to be able to show the NJDOT that wetlands do not encroach / exist on Ingber's property.
 - Discussion continued as to after the LOI is filed, should we be concerned?
 - They want to be able to delineate our wetlands in that area to make sure that it doesn't affect their property. They will go through the process and it will be identified.

ATTORNEY'S REPORT:

- The Attorney's Report is scheduled to take place in Closed Session.

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86 COMMITTEE REPORTS:

- 87 • Signs Committee
- 88 ○ Will follow-up with the sign contractor – we need to have them move and determine
- 89 whether they can place signage within the County’s right of way.
- 90 ○ Some responses have been received from landowners
- 91 • Client Review
- 92 ○ Meeting took place on 9/10 to discuss (conceptual) development options with people
- 93 looking around the airport - eateries, brewery, offices, meeting rooms.
- 94 • Strand Subcommittee
- 95 ○ Discussion on graffiti on the back doors of the building
- 96 ▪ Aggressive was consulted regarding repair of damage. The affected area is
- 97 smaller than before and easily accessed to repair. The faster that the graffiti is
- 98 painted over the smaller the amount of return.
- 99 ▪ Lighting will be upgraded
- 100 • LED RGB lighting demonstration
- 101 ○ LEDs have long life – man-hours to replace lamps are
- 102 significantly reduced after the initial installation.
- 103

104 **MARKETING AND PUBLIC RELATIONS**

105 Frances Kirschner reported on:

- 106 • Cudos offered to Karen Stafford-Smith for the First Responders Event at the Strand. 12 First
- 107 Responder groups were honored.
- 108 • Wine Tasting event – proceeds benefit the Lakewood Museum
- 109 • 12/14/19 – performance by Charles Dicken’s great great grandson, Gerald Dickens
- 110 • Three concert events
- 111 • Comedy Night 10/17/19
- 112 • Free Music Concert “Night at the Cabaret” – postponed
- 113 • Boxing Historian – Afternoon about Joe Louis to benefit the Historic Museum
- 114 • Three Egg Creams
- 115 • Halloween Parade 10/31/19
- 116 • Santa Parade 12/14/19
- 117 • “Screams at the Strand”
- 118 • OCVTS ribbon cutting 9/12/19
- 119 • Chamber Citizens of the Year event 11/7/19 Eagle Ridge
- 120

121 **OLD BUSINESS**

122 None

124 **NEW BUSINESS**

125 None

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126 The following resolution was offered by JF/TC and carried to move the meeting into Closed Session
127 at 12:08 PM:

128

129 **WHEREAS**, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975,
130 c.231, s.1; amended 2006, c.70, s.2., permits the exclusion of the public from a meeting under
131 circumstances; and

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

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

136 1. The public shall be excluded from discussion of private and confidential matters
137 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
138 hereinafter specified.

139 2. The general nature of the subject matter to be discussed is as follows:

140 **CONTRACT NEGOTIATIONS**

141 **PERSONNEL**

142 **LITIGATION**

143 **OTHER**

144 3. It is anticipated at this time that the above-stated subject matter will be made public only
145 when the reasons for discussing and acting on them in closed session no longer exists;
146 said determination to be made by further resolution adopted by the Industrial
147 Commission.

148 4. This resolution shall take effect immediately.

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150 Following a Motion by JF / TC and carried, the meeting returned to Open Session at 1:15PM

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153 RESOLUTIONS:

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155 **190901**

156 JF/TC: Resolution of the Lakewood Industrial Commission authorizing the Lakewood
157 Industrial Commission to execute a lease with All Chemical (entity to be determined) for approximately
158 13 acres of Lot 9 in Block 1606 to be used as surface parking; the full terms to be memorialized at the
159 October 2019 meeting.

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161 On Roll Call:

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

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163 GSS/JF: Motion to adjourn the meeting. Carried.

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165 The meeting was adjourned at 1:16PM

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168 Dated: 10/22/19 by Anita B. Doyle, Administration Manager

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