

LAKWOOD INDUSTRIAL COMMISSION

Regular Business Meeting

February 20, 2019

Time and Place: 11:30AM Conference Room C (Second Floor)
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.*

1. **FLAG SALUTE:**
 - Flag Salute / Moment of Silence
2. **ROLL CALL:**
 - Presiding: Robert Kirschner
3. **MINUTES:**
 - January 9, 2019
4. **FINANCE:**
 - February 20, 2019

STATEMENT OF ACCOUNTS: • February 20, 2019

BILL LIST: • February 20, 2019

BUDGET TO ACTUAL REPORT: • February 20, 2019
5. **COMMENTS FROM THE PUBLIC:**
6. **CLOSED SESSION:**
 - Litigation & Contract Negotiations
7. **EXECUTIVE DIRECTOR'S REPORT:**
 - **Steven Reinman, Executive Director**
 - Discussion of walkways as per Township Committee
8. **ATTORNEY'S REPORT:**
 - **Sean T. Kean, Esq**
9. **CORRESPONDENCE:**
 - Correspondence received from LIPAC
 - Correspondence outbound: LIC to Lakewood BlueClaws regarding filing to ABC for four new additional locations.
10. **COMMITTEE REPORTS:**
 - COMMITTEES**
 - Site Review Committee**, Justin Flanbaum, Chairman
 - SP 2308 Yeshiva Toras Menachem. Site plan for new building addition and parking development. Additional comments were provided to Planning Board ref ingress | egress | traffic flow
 - Finance Committee**, Shlomo Katz, Chairman
 - Client Review Committee**, Greg Stafford-Smith, Chairman
 - Park Control/Signs/Advertising/Promotion**, Neil Brooks, Chairman
 - Update- Sign Program is underway. Inkit is researching regulations. Preparing for project commencement.
 - Airport Mgmt/Development Committee**, Greg Stafford-Smith, Chairman
 - Contract Review Committee**, Justin Flanbaum, Chairman
11. **MARKETING AND PUBLIC RELATIONS:**
 - Report by Frances A. Kirschner / Frantasy Enterprises
12. **OLD BUSINESS:**
13. **NEW BUSINESS:**
14. **CONSENT AGENDA RESOLUTIONS:**
 - None anticipated
15. **RESOLUTIONS (Non Consent):**
16. **COMMENTS FROM THE CHAIRMAN:**
17. **COMMENTS FROM THE COMMISSIONERS:**
18. **ADJOURNMENT:**

Next meeting of the LIC: March 13, 2019

LAKEWOOD INDUSTRIAL COMMISSION
STATEMENT OF ACCOUNTS
FEBRUARY 20, 2019

Total All LIC-Held Accounts \$ 1,474,439.55

Checking Account (Investors # 729905880) Interest Rate 7/31/17 APYE

		1.26% Interest Bearing	
Balance Forward:		\$ 312,269.07	1/1/2018
	Bank Interest Earned 12/31/17	\$ 311.10	12/31/2017
	Cancel Check # 3317 MPT Ocean County Roads Department	\$ 48,855.69	1/16/2018
	Replacement Check# 3318 MPT Township of Lakewood	\$ (48,855.69)	1/16/2018
	Bank Interest Earned 1/31/18	\$ 381.44	1/31/2018
	Bank Interest Earned through 2/28/18	\$ 306.94	2/28/2018
	Replacement Check # 3319 Bill List portion drawn from Investors Bank 3/14/18 -		3/14/2018
	Schedule C 4th Quarter 2017 Invoice & Payment Pending	\$ (289,865.27)	
	Bank Interest earned March 2018	\$ 104.35	3/31/2018
	Bank Interest earned April 2018 (statement pending)	\$ 24.16	4/30/2018
	Bank Interest Earned May 2018	\$ 25.00	5/31/2018
	Bank Interest Earned June 2018	\$ 24.21	6/30/2018
	Bank Interest earned through 7/31/18	\$ 25.05	7/31/2018
	Bank Interest earned through 8/31/18	\$ 25.07	8/31/2018
	Bank Interest earned through 9/30/18	\$ 24.29	9/30/2018
	Bank interest Earned 10/31/18	\$ 25.13	10/31/2018
	Bank Interest Earned 11/30/18	\$ 24.34	11/30/2018
	Bank Interest Earned 12/31/18	\$ 25.18	12/31/2018
	Transfer to Lakeland Operating Account	\$ (23,730.06)	1/9/2019
	Interest Earned 1/31/19	\$ 18.70	1/31/2019
Total InvestorsBank Checking Account:		\$ 18.70	

Checking Account (Operations) Lakeland Bank (Acct# 680401404) APY

		2.22%	
Opening Balance		\$ 86,807.03	1/1/2018
	Deposit Airport T-Hangars Lease Payments	\$ 2,250.00	1/9/2018
	Deposit Blue Claws + AT&T cell Tower	\$ 45,533.72	1/9/2018
	Approved Bill List (January 10, 2018)	\$ (6,359.24)	1/10/2018
	Bank Interest Earned January 2018	\$ 208.93	1/31/2018
	Deposit Airport T-Hangars Lease Payments	\$ 5,250.00	2/12/2018
	Deposit Land Lease A T & T Feb 2018	\$ 529.00	2/12/2018
	Bill List for 2/14/18 - includes adjustment for void check # 3525 to Iorio and replacement w check# 3562 for final payment #19 (providing a credit on the bill list total and adjusts bank total)	\$ 12,289.97	2/14/2018
	Bank Interest Earned February 2018	\$ 178.24	2/28/2018
	Bill list 3/14/18 drawn from Lakeland (estimated)	\$ (5,907.41)	3/14/2018
	Deposit CGRS lease 1606-9 + AT&T Lease	\$ 10,529.00	3/27/2018
	Deposit T-Hangars Lease Payments	\$ 11,850.00	3/27/2018
	Bank Interest Earned March 2018	\$ 142.00	3/30/2018
	Final Bill List for 4/11/18	\$ (16,424.26)	4/11/2018
	Bank interest Earned April 2018	\$ 187.22	4/30/2018
	Final Bill List for 5/9/18	\$ (9,539.94)	5/9/2018
	T Hangars Lease Payments	\$ 10,350.00	5/15/2018
	AT&T Cell Tower Lease payments Block 1609 PO Lot 21 (April + May)	\$ 1,058.00	5/15/2018
	Lakewood Blue Claws Lease Payment 4thQ due 4/2018	\$ 45,004.72	5/15/2018
	Bank Interest Earned May 2018	\$ 205.29	5/31/2018
	T Hangars Lease Payments	\$ 5,850.00	6/5/2018
	AT&T Cell Tower Lease payments Block 1609 PO Lot 21 June 2018)	\$ 608.35	6/5/2018
	Approved Bill List for 6/13/18 Final	\$ (20,999.55)	6/13/2018
	Bank Interest Earned through 6/30/18	\$ 218.11	6/30/2018
	Lease Payments Lakewood Airport T Hangars	\$ 5,850.00	7/10/2018
	A T & T cell Tower Lease payments Block 1609 po Lot 21 july	\$ 608.35	7/10/2018
	Approved Bill List for 7/11/18	\$ (11,027.85)	7/11/2018
	Bank Interest earned through 7/31/18	\$ 259.88	7/31/2018
	T-Hangars Lease Payments	\$ 7,350.00	8/14/2018
	(1) Bill Payments releaased 8/8/18	\$ (8,311.60)	8/8/2018
	Bank Interest through 8/31/18	\$ 266.28	8/31/2018
	Lease Payment Lakewood Blue Claws for 7/1/18	\$ 45,004.72	9/6/2018
	Land Lease 1606 po L 9 Yeshiva Toras Menachem 080118-073119	\$ 25,000.00	8/14/2018
	Land Lease Payment AT&T - for August 1, 2018	\$ 608.35	8/14/2018
	Land Lease Payment AT&T - for September 1, 2018	\$ 608.35	9/6/2018

**LAKEWOOD INDUSTRIAL COMMISSION
STATEMENT OF ACCOUNTS
FEBRUARY 20, 2019**

(2) Bill List for 9/5/18	\$ (8,698.53)	9/5/2018
Reimbursement of settlement (Twp vs Church & Dwight (RWE acquisition))	\$ 53,000.00	9/25/2018
T-Hangars Payment received	\$ 2,100.00	9/25/2018
T Hangars Lease Payments	\$ 9,000.00	9/6/2018
T-Hangars Payment received (new Tenant #2)	\$ 900.00	9/6/2018
Bank Interest Earned 9/28/18	\$ 316.18	9/28/2018
Final Bill List for 10/10/18	\$ (5,877.42)	10/10/2018
Blue Claws Lease Payment	\$ 45,004.72	10/26/2018
A T & T Land Lease (Cell Tower) for October 2018	\$ 608.35	10/26/2018
T-Hangars Lease Payments	\$ 7,050.00	10/26/2018
Bank Interest Earned through 10/31/18	\$ 527.21	10/31/2018
Adopted Bill List for 11/28/18	\$ (19,972.92)	11/28/2018
Interest Earned 11/30/18	\$ 554.59	11/30/2018
Bills Paid (No meeting in December - contractual/statutory bills)	\$ (33,050.22)	12/19/2018
Deposit First Energy AT&T Cell Tower	\$ 608.35	12/26/2018
T-Hangars Lease Payments	\$ 7,200.00	12/26/2018
Bank Interest Earned through 12/31/18	\$ 545.84	12/31/2018
Bill List of 1/9/19	\$ (5,523.92)	1/9/2019
Transfer from Investors Bank (Closing Investors Account)	\$ 23,730.06	1/9/2019
Interest Earned 1/31/19	\$ 616.58	1/31/2019
Bill List of 2/20/19	\$ (6,674.99)	2/20/2019
Total Lakeland Bank OPERATIONS ACCOUNT:	\$ 317,999.54	
Money Market Account (Holding) Lakeland Bank (Acct# 680401390) APY 1.97%		
Opening Balance:	\$ 1,136,153.25	1/1/2018
Bank Interest Earned January 2018	\$ 1,217.08	1/31/2018
Bank interest Earned February 2018	\$ 1,047.00	2/28/2018
Bank Interest Earned March 2018	\$ 1,122.82	3/30/2018
Bank Interest Earned April 2018	\$ 1,395.55	4/30/2018
Bank Interest Earned May 2018	\$ 1,405.07	5/31/2018
Bank Interest Earned June 2018	\$ 1,316.04	6/30/2018
Bank Interest earned through 7/31/18	\$ 1,696.69	7/31/2018
Bank Interest earned through 8/31/18	\$ 1,653.70	8/31/2018
Bank interest Earned 9/28/18	\$ 1,495.82	9/28/2018
Bank Interest Earned 10/31/18	\$ 2,009.09	10/31/2018
Bank Interest Earned 11/30/18	\$ 1,843.97	11/30/2018
Bank Interest Earned 12/31/18	\$ 1,908.49	12/31/2018
Bank Interest Earned 1/31/19	\$ 2,156.74	1/31/2019
Total Lakeland Bank MONEY MARKET ACCOUNT:	\$ 1,156,421.31	
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
TOTAL Held: Attorney Real Estate Trust Acct:	\$ 65,000.00	
TOTAL OF ALL ACCOUNT BALANCES:		1,539,439.55
Anita B. Doyle, Administrative Manager		2/20/2019

Lakewood Industrial Commission
Bill List
February 20, 2019

Num	Name	Memo	Amount
3696	Korn's Bakery	Lakewood Industrial Commission Meetings 11/28/18 + 1/9/19	110.00
3697	Cleary Giacobbe Alfieri & Jacobs	Legal Services through 1/29/19 Inv# 66238	1,513.80
3698	Duvy's Media LLC	Inv# 23371 Services through 12/31/19 - Webmaster	112.50
3699	Anita Doyle as Agent of LIC	Replenishment of petty cash on hand	112.00
3700	Anita B. Doyle	Administration Management Services provided 1/1/19-1/31/19	1,200.00
3701	Frantasy Enterprises, LLC	Inv#020919 Marketing and Public Relations Services Provided mc	2,000.00
3703	Tri Town	Acct # 37271 (Inv# 300465528 & 3004461587)	68.30
3704	Ocean County Fire Marshal	Lakewood NJ Airport T-Hangars Inspections (A, B, C)	225.00
3705	Israel Reinman	Reimbursement of Travel Expenses (FAA) Executive Director Tr	676.51
3706	Watchung Spring Water Co., Inc.	Acct # 127214 Meeting Expenses	150.37
3646	Yussi's	VOID CHECK # 3646 issued 9/5/18 (LOST - Not Cashed)	-194.00
3707	Yussi's	Replacement of lost check # 3646 Ticket No. 207999 for 9/5/18	194.00
3708	Yussi's	Ticket# Meeting expenses 2/20/19 (estimated)	200.00
3709	JCP&L (Power Usage)	Acct 100 117 221 182 Lakewood Airport T-Hangars services thr	306.51

Bill List (estimated) 2/20/19 6,674.99

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 20th day of February, 2019.

GREGORY B. STAFFORD-SMITH, Secretary

Or Steven Reinman, Secretary's Designee



Lakewood Industrial Park Advocacy Coalition

February 15, 2019
Lakewood Industrial Commission
231 Third Street
Lakewood, NJ 08701

Dear Commissioners,

First and foremost on behalf of ourselves, our tenants, our employees and Lakewood residents we would like to thank the Industrial Commission, its Commissioners, and Executive Director for all the effort invested in the success of the Industrial and Corporate Parks. Through our combined efforts we have revitalized the Parks to be thriving centers of commerce where business can truly prosper in a flourishing business environment. Some of the tremendous accomplishments are evident in the expansion of the local economy, job creation and inter-business growth while also providing every Lakewood family significant annual savings by keeping their tax burden down thru the ratable properties.

In the past we have each relayed our many different comments and concerns to the LIC individually. As Lakewood has grown and the business community expanded a number of business and building owners representatives collectively joined together to form LIPAC. The LIPAC mission is to join forces with the LIC and Township Officials to continue to improve and preserve the business environment in the Industrial and Corporate Parks.

We are currently writing to address an upcoming planning board application SP2308/1990 Swarthmore Ave which proposes to build a new school building with a wedding hall in the basement. We believe that a wedding hall is an income producing opportunity for a school and as such we all should assist and support the school with successfully obtaining the approval. While we support the application we must bear in mind the serious consequences and safety hazards that can result with improper planning. We must also give serious consideration to the negative impact this application may have on the neighboring buildings and businesses and have the LIC demand that the detrimental effects be mitigated as best as possible.

The application can only be approved via a lease with the LIC. Given the fact that the LIC's primary goal is to promote the best interest of the business community in the Industrial Park we feel that the concerns below must be addressed prior to the LIC enabling this application be approved via its lease. 1990 Swarthmore is an odd shaped lot that sits at the entry of Swarthmore Ave and is the first building on Swarthmore coming from Cedar Bridge Avenue. Improper planning at this major juncture will have a detrimental effect on the entire Cedar Bridge, Swarthmore, Lehigh and Rutgers areas and negatively affect the largest portions of the Park. Right now the plan shows multiple entry points all along a steep curve with blind spots along the entire property line that can cause traffic problems and accidents given how its situated on an angle along the property. Additionally the amount of parking is well below the average of the other wedding halls in Lakewood, which will force guests to park on the dangerous steep curve along Swarthmore and park in other business lots in the area.

Prior to granting the lease we respectfully request the LIC mandate the below items be included as a contingency of the lease and the planning board approval for the sake of safety and well-being of the Industrial Park and its visitors.

SP2308 Comments:

- **Parking** – The LIC should provide land and require a minimum of 300 Parking spots which is readily available on the LIC land
- **Lease Terms** -The length of time for the lease should be a minimum 50 preferably 99 years
- **Fencing** – A six-foot wrought iron fence surrounding the property and parking lot for the safety of the school and visiting children and to discourage curbside parking which is a life safety matter. The fence should not be chain-link which children can easily climb and break through (For reference see fence installed at Orchos Chaim)
- **Cones** - cones be placed on the curb each event night to keep parking off the curbside
- **Entry Points** - limit the driveways to one entry and one exit of the parking lot given the dangerous angle the property is on
- **Driveway** - provide more on site roadway behind the building and along Swarthmore Ave for a full drive around of traffic on the property reducing turnaround traffic on Swarthmore Ave which is a serious life safety hazard.

We request that a strong worded letter be submitted to the Planning Board from the LIC outlining the above requirements per the lease agreement.

We look forward to continuously working together in the future for the mutual benefit of Lakewood Township.

Sincerely,

LIPAC Members

LAKWOOD INDUSTRIAL COMMISSION

231 Third Street, Lakewood, NJ 08701 • Telephone: (732) 364-2500
Ext. 5395

Steven Reinman, Executive Director



January 25, 2019

Food Court America, LLC
c/o Lakewood BlueClaws
Don Rodgers, CFO
2 Stadium Way
Lakewood, NJ 08701

RE: Application to State of New Jersey, Department of Law and Public Safety, Division of
Alcoholic Beverage Control
License No. 3402-14-985-001

Dear Mr. Rodgers:

Please accept this letter issued in support of an application made by Food Court America, LLC to the NJ Division of Alcoholic Beverage Control for modification of their existing Liquor License. Therein, they are requesting permission to add four (4) additional serving locations on the concourse level of the ball park located at 2 Stadium Way, Lakewood, Ocean County, New Jersey to serve beer, wine and distilled spirits (as indicated in application's narrative).

We are pleased to offer them our support.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Reinman', is written over the typed name.

STEVEN REINMAN
Executive Director

SR/abd

cc: Commissioners
File

Anita Doyle

From: Ally Morris
Sent: Tuesday, February 19, 2019 9:19 AM
To: Steven Reinman
Cc: Anita Doyle
Subject: RE: Supplemental comments re Toras Menachem application

Thank you

Ally Morris
Remington & Vernick Engineers and Affiliates
Lakewood Township Planning Board Administrator
732-364-2500 x5238

From: Steven Reinman
Sent: Tuesday, February 19, 2019 9:06 AM
To: Ally Morris
Cc: Anita Doyle
Subject: Supplemental comments re Toras Menachem application
Importance: High

Ally,

With regard to the application before the Planning Board for Yeshiva Toras Menachem, the Lakewood Industrial Commission would provide the following supplemental comments:

As it has come to our attention that the application from Toras Menachem is being heard on Tuesday Feb. 19, 2019 and the LIC meeting is not taking place until the following day, Feb. 20, 2019, we would like to apprise the members of the Planning Board with some details of the discussions I have had with Rabbi Mandel since the prior hearing.

Rabbi Mandel informed me that there was concern among the members of the PB with regard to the length of lease, as it was structured with an initial period and a number of optional renewals. He requested that the LIC consider consolidating those option periods into an initial straightforward lease, and possibly consider a longer term as well. The LIC will be considering those items on the 20th. In addition we discussed the concerns raised with regard to the numerous points of ingress and egress onto Swarthmore which he advised were being designated as dedicated one-way lanes thereby mitigating the issue somewhat. Additionally, we discussed the recommendation that the property be fenced at the curb so as to protect the students and to discourage on-street parking, which has been an issue in other areas within the Industrial Park and would be a great concern here. In fact, a primary condition of the LIC lease for parking was to move all such activity to the rear of the buildings and protect the safe operation of vehicular traffic along Swarthmore Ave.

We also requested that there be a policy in place for operation of the banquet hall which would mirror the practice adopted on Paco Way (Lake Terrace), whereby the operator places cones along the curb line on the event day/night to eliminate parking of visitors. Particularly in this location, with a blind curve just off the property, extra precautions are advisable.

Following the LIC meeting on the 20th, if there are any additional comments or inputs, we may forward those for the PB's attention or records. Thank you.

Submitted on behalf of the Site Review Subcommittee of the LIC,
Steve

Steve Reinman
Director, Economic & Industrial Development