

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: SEPTEMBER 9, 2015

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 of the Lakewood Industrial Commission was called to order by Chairman Robert
2 Kirschner at 11:31 AM

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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 (arrived 11:34 AM)	
Kirschner, Robert-Chairman (RK)	x	
Quorum Count:		
<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:
Frances Kirschner | Frantasy Enterprises,
Michael Ricca IBEW Local 40

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Commissioner GSS arrived at 11:34 AM

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MINUTES of the July 8, 2015 meeting. (No meeting in August)

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TC/NB- Motion to approve minutes of the July 8, 2015 meeting as transcribed and presented.
Carried.

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STATEMENT OF ACCOUNTS dated September 9, 2015:

The Statement of Accounts reflects addition of interest earned and land lease payment received and deduction for payment of bills anticipated to be approved for August and September 2015.

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TC/GSS- Motion to accept the Statement of Accounts as presented. Carried.

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BILL LIST:

The following bills (August and September bills combined) were presented for payment approval and paid from Industrial Commission budgeted funds:

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Num	Name	Memo	Amount
3078	Cleary Giacobbe Alfieri & Jacobs	Inv#34815 Svcs thu June 30, 2015	2,163.00
3079	Anita B. Doyle	Administration Management 7/1/15-7/31/15	866.25

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3080	Duvy's Media LLC	Lakewood Twp / LIC Website Management / E Commerce Hosting through 6/30/15	143.75
3081	Frantasy Enterprises, LLC	Inv# 080115 Marketing & PR Services through August 31, 2015	1,636.36
3082	GTS CONSULTANTS	Inv# 6433 100 Completion Boundary Survey Services Block 1160, Lots 242 & 246	3,775.00
3083	Lakewood Chamber of Commerce	Registration of Steven Reinman - Business & Economic Growth Breakfast 10/15/15 Harrogate 8:30Am...	10.00
3084	Israel Reinman	Car Allowance 8/1/15-8/31/15	400.00
3085	Remington Vernick	Inv 1515T079-3 Services through 6/30/15	520.00
3086	Watchung Spring Water Co., Inc.	Acct 127214 / Inv# 6665068 (Supplies)	75.93
August Release total:			9,590.29
3087	Cleary Giacobbe Alfieri & Jacobs	Legal Services through July 31, 2015	1,204.00
3088	Duvy's Media LLC	Lakewood Township Website management services through 7/31/15	81.25
3089	Anita B. Doyle	Administrative Management Services Provided 8/1/15-8/31/15	743.75
3090	Anita Doyle as Agent of LIC	Replenishment of Petty Cash on hand	184.68
3091	Israel Reinman	Executive Director's Car Allowance - September 2015	400.00
3092	Frantasy Enterprises, LLC	Marketing and Public Relations Services Provided 9/1/15-9/30/15	1,636.36
3093	Watchung Spring Water Co., Inc.	Inv#6721898 Account # 127214 LIC Meeting Supplies	42.95
3094	Yussi's	Lakewood Industrial Commission 9/9/15 (final)	207.75
3095	Greater Media Newspapers	Legal Advertisement- Notice of Contract awarded RVE Airport Hangar Project	38.90
3096	Cleary Giacobbe Alfieri & Jacobs	Legal Services through August 31, 2015	882.00
September Check Release Total:			5,421.64
Bill List Total for August & September 2015 Bills			15,011.93

21 GSS/JF – Motion to approve payment of the above bill list as presented.
22 Vote (On Roll Call):

Commissioner	Yea	Nay	Abstain
Brooks, Neil	X		
Calabro, Thomas	X		
Flancbaum, Justin	X		
Katz, Shlomo			
Schuster, Edwin			
Stafford-Smith, Greg	X		
Kirschner, Robert	X		Abstained from voting on items #3081 & #3092

23 The above bill list hereby being duly adopted by the Lakewood Industrial Commission.

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24 **COMMENTS FROM THE PUBLIC:**

- 25 • Frances Kirschner | Frantasy Enterprises LLC –
- 26 ○ The LIC’s Summer Edition (newsletter) was released in August. Discussion took place
- 27 regarding the Roben Manufacturing tank shipment that was highlighted in the
- 28 newsletter. A good number of positive comments were received by the office. We
- 29 received notice of interest in advertising in the newsletter. The next issue scheduled is
- 30 the fall issue.

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34 The following resolution was offered by **GSS/JF** and carried to move the meeting into **Closed Session**

35 **at 11:41 AM:**

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38 **WHEREAS**, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, permits the

39 exclusion of the public from a meeting under circumstances; and

40 **WHEREAS**, this Industrial Commission of the Township of Lakewood is of the opinion that

41 such circumstances presently exist.

42 **NOW, THEREFORE, BE IT RESOLVED** by the Industrial Commission of the Township of

43 Lakewood in the County of Ocean as follows:

- 44 1. The public shall be excluded from discussion of private and confidential matters
- 45 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
- 46 hereinafter specified.
- 47 2. The general nature of the subject matter to be discussed is as follows:
- | | |
|---------------------------------|-------------------------------------|
| 48 CONTRACT NEGOTIATIONS | <input checked="" type="checkbox"/> |
| 49 PERSONNEL | <input type="checkbox"/> |
| 50 LITIGATION | <input checked="" type="checkbox"/> |
| 51 OTHER | <input type="checkbox"/> |
- 52 3. It is anticipated at this time that the above stated subject matter will be made public only
- 53 when the reasons for discussing and acting on them in closed session no longer exists;
- 54 said determination to be made by further resolution adopted by the Industrial
- 55 Commission.
- 56 4. This resolution shall take effect immediately.

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60 Following a motion by JF/GSS and carried, the meeting returned to **Open Session at 12:12 PM**

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63 **DIRECTOR'S REPORT**

64 • ***Lakewood Airport***

- 65 ○ We went into contract with RVE for preparation of bid specifications and contract
66 administration for design-build of T-hangars (LIC approved)
67 ○ By Monday (9/14) the Plan specs will be ready
68 ○ Receive bids early in October (2015). Advertise and go to bid as soon as possible
69 to get a shovel into the ground before winter.
70 ▪ Those that gave earnest deposits on hangar space would like to see
71 forward movement on the project.
72 ○ The Scope of Work has been updated to reflect that 3 buildings of 12-space
73 airport hangar structures (36 units) are anticipated to be constructed. We want to
74 bid it as a modular. This provides flexibility with regard to available funds to
75 construct and complete the project and offers an option to complete it in phases.
76 ○ Mr. Kirschner: Hiring a Clerk of the Works for this project?
77 ▪ Do we need another layer? We can always re-visit it if we don't like the
78 way things are moving.
79 ○ Mr. Kirschner asked about the dropping of the Geotechnical aspect from the
80 project specifications.
81 ▪ Mr. Reinman: We have information available from previous testing and
82 reports that provide existing geotechnical information bidders.

83
84 • ***SAFE Zone***

- 85 ○ Still progressing.
86 ○ It's really about protecting the character of the park.
87 ○ Sudler is building new flex space – the Industrial Park is still “hot”. Demand is
88 high.
89 ○ Mr. Flancbaum: There is a lot of activity going on in the industrial parks –
90 a lot of conversion of space (commercial).
91 ○ Mr. Stafford-Smith: How far down on Faraday do we go?

92
93 • ***13-ACRES*** tract (east of Garden State Parkway)

- 94 ○ We'll see what happens
95

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97 **ATTORNEY'S REPORT:**

- 98 • Mr. Kean reported that there is nothing to report on in addition to his report made in
99 closed session.
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102 **COMMITTEE REPORTS:**

103 • **SITE REVIEW COMMITTEE**

- 104 ○ Mr. Flancbaum reported that there were 2 Site Plans and 1 Subdivision Plan
105 reviewed by the subcommittee. The Site Review Committee responded to the
106 Lakewood Planning Board as having no exceptions to any of the plans as
107 prepared. It is encouraging to see such activity.

108

109 **CORRESPONDENCE:**

- 110 • Correspondence was received from the Lakewood Planning Board regarding sidewalks
111 in the Lakewood Industrial Park.
- 112 • The Lakewood Planning Board is requesting comment from the LIC regarding the issue
113 of sidewalks in the Lakewood Industrial Parks.
- 114 • Mr. Flancbaum: The Planning Board has been requiring construction of sidewalks
115 everywhere except for the industrial parks.
- 116 • Mr. Reinman: Historically, the industrial park has not had sidewalks. It
117 (sidewalks) is outside the character of the Park. Required off-street parking for
118 employees (of industrial park businesses) is in place.
- 119 • Mr. Kirschner reported that while on a tour of the surveying at the airport, (on-street)
120 parking was noted on both sides of a street. Is there an enforceable rule referencing
121 parking? Mr. Reinman added that it appears to be effective to identify the issue and ask
122 the school's administration to ask teachers to park in the parking lots rather than on the
123 street. Awareness seems to work.
- 124 • On another matter, the appearance/maintenance of some school properties is poor (high
125 weeds, trash). We should send out a note to the property owner and point out the issue
126 at hand and request the maintenance of the building's aesthetic appearance as their
127 facilities are located within an active business center.
- 128 • The LIC's position is that the omission of sidewalks in the plans for the industrial parks
129 was by design. This (sidewalks) is out of character of the Parks as they are (designed)
130 for commercial and industrial operations.

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133 **OLD BUSINESS:**

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135 • **60 ACRES**

- 136 ○ GTS Engineers
- 137 ○ Survey is completed and submitted
- 138 ▪ There is an issue of monument placing
- 139 ▪ We requested concrete monuments
- 140 ▪ Some pins are missing
- 141 ▪ No monuments were installed on some corners

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- 142 ○ GTS agreed to set monuments where there are none following a walk of the
- 143 boundaries.
- 144 ○ Where there are existing or disturbed markers there has been no change / no
- 145 monument placed so as not to confuse readings by others.
- 146 • This survey was performed for application for land-release to the FAA.
- 147 • Appraisals (2 appraisals required) is part of the next step toward land-release.
- 148 • FAA rules disallow speculative development on land-released properties. There must
- 149 be a buyer(s). Once we have appraisals in hand, we can start marketing the land.
- 150 • Proceeds of land sale is required to “stay” with the airport (FAA-required).
- 151 • Mr. Kirschner: The FAA is not looking to get anything back from us when the
- 152 land sells?
- 153 ○ No.

NEW BUSINESS

- 157 • Lakewood Chamber of Commerce is honoring “our own” Justin Flancbaum & the
- 158 LTMUA as a “Citizen of the Year” (October 29, 2015). Historically, the Commission
- 159 has supported its members that have been selected for recognition.
- 160 ○ By consensus, the Commissioners elected to purchase tickets for attendance at
- 161 the Lakewood Chamber of Commerce event.

CONSENT RESOLUTIONS:

None were offered.

NON-CONSENT RESOLUTIONS:

The following resolutions were presented for adoption by the Lakewood Industrial Commission:

- 150901** Award of Professional Services Contract for Appraisal Services to **Marmur Appraisals** in an amount not to exceed \$1,200.00

JF/NB Motion to award contract for appraisal services to Marmur Appraisals in the amount of \$1,200.00

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174 On Roll Call:

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

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

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177

150902 Award of Professional Services Contract for Appraisal Services to **Starmark Appraisals** in an amount not to exceed \$2,500.00

178 **GSS/JF Motion to award a contract for appraisal services to Starmark Appraisals in the**
179 **amount of \$2,500.00.**

180 On Roll Call:

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

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

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183 **COMMISSIONERS' COMMENTS:**

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- 185 • Congratulations to Justin Flancbaum for gleaning the Citizen of the Year award by the
186 Lakewood Chamber of Commerce.

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189 **TC/GSS Motion to adjourn the meeting. Carried.**

190 Meeting was adjourned at 12:38 PM

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193 Dated: October 22, 2015

by Anita B. Doyle, Administrative Manager