

LAKESWOOD DEVELOPMENT CORPORATION

MINUTES

OPEN SESSION

Meeting of July 8, 2008

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

Meeting was called to order at 4:35 p.m. by Rabbi Moshe Zev Weisberg, Chairman. Reading of the Sunshine Law was performed by Mary Kay Malec and followed by Roll Call of members for attendance:

Presiding: Rabbi Moshe Zev Weisberg, Chairman

Present: Trustees: Raymond Coles, Michael D'Elia, Stanley Federowicz, Moshe Feinroth (4:47 p.m.), Ada Gonzalez, Michael McNeil (4:48 p.m.), Abraham Muller, Sen. Robert Singer and Rabbi Moshe Zev Weisberg.

Also Present: Russell K. Corby, Executive Director, Kevin Starkey, Esq.; LDC Staff: Anita Doyle, Patricia Komsa, Yehuda Abraham, Gildalty G. Esparza, and Mary Kay Malec.

Absent: Trustees: Mitch Dolobowsky, Frank Edwards, Dov Kaufman, Robert Mohel and Fay Rubin.

APPROVAL OF MINUTES OF June 3, 2008

- Motion to accept the transcribed minutes of June 3, 2008 as presented. Motion by S. Federowicz/R.Coles, Motion carried.

OLD BUSINESS: none

NEW BUSINESS: State Plan Endorsement Initiative - \$250,000.00 (SGF)

R. K. Corby, Executive Director presented a brief summary of the State Plan Endorsement. T&M Associates for the past 1-1/2 yrs. have been engaged in State Plan Endorsement Project through the Office of Smart Growth. Originally, we had a coastal center designation, wherein the capital rules applied. In 2005 and 2006, it was the desire of the township to have a planning area 1 designation, which would have maintained the former capital rules. The State Office of Smart Growth and the State Planning Commission have not been cooperative in meeting the townships' desires. Our planner T&M Associates, offered the state a concept of core centers within the township where certain developments would be committed and other areas would be preserved. Specifically, the State Office of Smart Growth has cited Cedarbridge as an area where they want more mixed use than we currently have in the corporate campus. They are sighting the need for more commercial in the corporate campus setting. In order to do so, the town planner would re-fashion the redevelopment plan that is in place. The township still owns this property. It is under contract with Cedarbridge Redevelopment Corporation. The Project would allow for the new redevelopment plan to meet the requirements of the State Planning Commission.

50 Senator Robert Singer gave a brief overview of the situation calling for a mixed use of
51 Cedarbridge; commercial/retail/office space that would satisfy the requirements right
52 now. Discussion. Mr. R. K. Corby, Executive Director stated that there is one correction to
53 be made. The planning services are not Stearns and Associates. It is T&M Associates. It is
54 for that same amount of money. Both were approved under our fair and open process. R.
55 K. Corby, Executive Director stated that we have sufficient funds to cover this project
56 within the Second Generation Funds.

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58 **REPORT OF CORPORATE COUNSEL: none**

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60 **DIRECTOR'S REPORT:**

61 Mr. R. K. Corby, Executive Director, gave a brief summary of the matters listed on the
62 agenda. Mr. R. K. Corby, Executive Director explained the revenue report and cycles
63 within the LDC and how the economy has affected it. Mr. R. K. Corby, Executive Director
64 explained the core projects which should be completed and the projects which had been
65 approved and the consideration to deobligate funds. Mr. R. K. Corby, Executive Director
66 asked to consider the elimination of the Job Link Bus. Mr. R. K. Corby explained that the
67 gas prices have affected that program. The Cooperative Advertising Program has not been
68 implemented yet and the funds can be placed back into the zone system fund. Our
69 partnership with the New Jersey Manufacturing Extension Program which was approved
70 has not been implemented and the funds can also be placed back in the zone. The LDC
71 also approved funds for an Ambulance and funds for Street Light Restoration. Mr. R. K.
72 Corby, Executive Director suggested that the LDC take action and put these funds back in
73 our zone system funds and reconsider them at a later date when we have a better
74 understanding of our monthly revenue. The net result would be 1.5 million. Combined
75 with the zone assistance fund would put the LDC in a better situation. Then we can gauge
76 what is happening with our monthly revenues and decide what programs we want to
77 fund or bring back in. Mr. R. K. Corby, Executive Director stated that we will be able to
78 apply for reauthorization in November, 2009 and that will essentially solve the revenue
79 problems. The LDC still has a number of projects which are still ongoing. Discussion.

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81 **COMMITTEE REPORTS: none**

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83 **COMMENTS FROM PUBLIC:** Bert Albert asked if contracts were put out to bid and if
84 so, were they? Mr. R. K. Corby, Executive Director explained the professional service
85 contract bidding and the fair and open process. Mr. Kevin Starkey explained the
86 bidding process and statues. Joyce Blay asked what would happen if the state does not
87 reauthorize Lakewood's UEZ Program next year. Mr. R. K. Corby, Executive Director
88 gave an overview of the reauthorization process and main criteria involved with the
89 results. The main criteria are the unemployment rate. Mr. R. K. Corby, Executive
90 Director stated the first round was reauthorized and expected a good outcome for the
91 second round. Discussion.

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95 **COMMENTS FROM TRUSTEES: none**

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97 **CHAIRMAN'S COMMENTS: none**

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99 **CONSENT AGENDA:**

100 **Resolution: 08-07-4 Authorizing Leave of Absence for Gidalty G. Esparza**
101 **Motion by R. Coles/ A. Gonzalez, Motion Carried.**

103 **NONCONSENT AGENDA:** The following resolutions were presented for adoption.

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105 **Resolution: 08-07-1 Award of Contract Birdsall Engineering, Inc. \$18,800.00. (UEZ 08-**
106 **166) Motion by Sen. R. Singer/R. Coles**

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ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

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The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried

Resolution: 08-07-2 Award of Contract Brilliant Lewis Environmental Services, LLC, \$7,475.00. (UEZ 08-136) Motion by Sen. R. Singer/R. Coles

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

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The above motion hereby being duly adopted by the Lakewood Development Corporation. Carried.

Resolution: 08-07-3 Submission of an Amendment in the amount of \$27,500.00 to the Administration Budget 09-14 for Professional Services and the unanticipated increase in insurance premiums. Motion by R.Coles/S.Federowicz

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D'Elia			X
Stanley Federowicz	X		
Moshe Feinroth	X		

Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

124 The above motion hereby being duly adopted by the Lakewood Development
 125 Corporation. Carried.

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**Resolution: 08-07-5 Authorization to Submit Second Generation Funds – State Plan
 Endorsement Initiative \$250,000.00. Motion by R.Coles/M.D’Elia**

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

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 132 The above motion hereby being duly adopted by the Lakewood Development
 133 Corporation. Carried.

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**Resolution: 08-07-6 Award of Contract to Birdsall Engineering, Inc. in the amount of
 \$7,965.00 for Environmental Investigation on 212 Main Street, Block 123, Lot 10. (UEZ
 08-11-SGF) Motion by Sen. R. Singer/R.Coles**

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

140 The above motion hereby being duly adopted by the Lakewood Development
 141 Corporation. Carried.

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143 **Resolution: 08-07-7 Award Contract to Birdsall Engineering, Inc. for Bid Prep and**
 144 **Construction Management of Demolition of LDC Acquisition \$38,500.00. (UEZ 08-136 &**
 145 **08-11 – SGF) Motion by S.Federowicz/R.Coles**

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 147 **ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer		X	
Rabbi Moshe Weisberg	X		

148 The above motion hereby being duly adopted by the Lakewood Development
 149 Corporation. Carried.

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 151 **Resolution: 08-06-8 Deobligation of Funds (Determination of Project Status). Motion**
 152 **by Sen. R.Singer/R.Coles**

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 154 **Rabbi Moshe Weisberg, chairman explained the reason for the resolution. Discussion.**
 155 **The alternatives to Job Link Bus will be discussed at next meeting.**

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 157 **ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez			X
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg			X

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 160 **Resolution: 08-07-9 Authorization to Submit Amendment for Second Generation Funds**
 161 **– Franklin Street Acquisition Phase 2 – Increase \$60,000./new total \$2,960,000. (08-11-**
 162 **SGF) Motion by Sen. R.Singer/R.Coles**

163
 164 **ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D’Elia	X		
Stanley Federowicz	X		

Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

165 The above motion hereby being duly adopted by the Lakewood Development
166 Corporation. Carried.

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168 **Resolution: 08-07-10 Authorization to Submit Project Amendment UEZ 08-136**
169 **Downtown Parking Development Phase 2 in the amount of \$200,000.00. Motion by Sen.**
170 **R.Singer/R.Coles**

171 **ON ROLL CALL:**
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Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

173 The above motion hereby being duly adopted by the Lakewood Development
174 Corporation. Carried.

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176 **Resolution 08-07-11: Authorization to the Executive Director to Award Professional**
177 **Services contracts in regards to Franklin Street Redevelopment Area – Appraisals and**
178 **Evaluations not to exceed \$40,000.00. Motion by Sen. R.Singer/R.Coles**

179 **ON ROLL CALL:**
180

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer	X		
Rabbi Moshe Weisberg	X		

181 The above motion hereby being duly adopted by the Lakewood Development
182 Corporation. Carried.

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184 Senator Robert Singer absent (5:24 p.m.)

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186 **Resolution 08-07-12 Rescinding Resolution 08-06-2 and Re-Awarding A Professional**
187 **Services Contract in the amount of \$20,863.75. Motion by S.Federowicz/M.D'Elia**

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189 **ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Raymond Coles	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Moshe Feinroth	X		
Ada Gonzalez	X		
Michael McNeil	X		
Abraham Muller	X		
Senator Robert Singer			
Rabbi Moshe Weisberg	X		

190 The above motion hereby being duly adopted by the Lakewood Development
191 Corporation. Carried.

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193 **ADJOURNMENT:**

194 Motion to adjourn meeting. 5:27 p.m. Motion by M.D'Elia / A. Gonzalez