

**LAKWOOD DEVELOPMENT CORPORATION
MINUTES
OPEN SESSION
MEETING OF: SEPTEMBER 11, 2007**

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 PM by Rabbi Moshe Zev Weisberg. Reading of the Sunshine Law was performed by Patricia Komsa and followed by Roll Call of members for attendance:

Presiding: Rabbi Moshe Zev Weisberg

Present: Trustees:
Michael D'Elia, Mitch Dolobowsky, Stanley Federowicz, Ada Gonzalez,
Dov Kaufman, Rabbi Moshe Zev Weisberg.

Also Present: Russell K. Corby, Executive Director;
Scott W. Kenneally, Esq.; LDC Staff:
Anita B. Doyle, Patricia Komsa, Yehuda Abraham,
Menachem Friedman, Gildalgy G. Esparza.

Absent: Trustees:
Raymond Coles, Frank Edwards, Moshe Feinroth, Michael McNeil,
Robert Mohel, Abraham Muller, Fay Rubin, and Sen. Robert Singer.

OATH OF OFFICE: Swearing In of Pat Serpico as a new Trustee.

APPROVAL OF MINUTES OF AUGUST 7, 2007:

S. Ferowicz/A. Gonzalez – Motion to accept the transcribed minutes of August 7, 2007 as presented. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Presentation of Downtown Parking Garage – Concept by R. K. Corby

The Lakewood Township Committee has been looking into a number of alternatives for parking initiatives sites. Recently, the UEZ approved our projects to do a number of appraisals on various properties. R. K. Corby reviewed Second Street, Municipal Block. R. K. Corby reviewed the map for inventory of parking possibilities. The Lakewood Township still wants to keep all the alternatives, but specifically, we are looking more seriously now at the concept plan for the area surrounding the municipal building. There

will be a formal presentation made to the Lakewood Township Committee on this concept on September 20, 2007. R. K. Corby explained a conceptual rendering of parking. In today's agenda, we are asking for an amendment to our admin budget to do a feasibility study – cost study. The parking project would be bonded over ten years. The EDA would be involved along with other authorities. Discussion. The project may cost 10M – 14M to construct. We don't know the cost yet, this is why the feasibility study needs to be done. R. K. Corby continued to explain the concept presentation. The Township Committee will take the lead on making the decision to keep or do away with town square. The LDC will be looking into other options. We will be doing more appraisals. The presentation is really directed at the amendment to our administration budget to also provide for the feasibility study for the roadway project entering the airport authority. We have a proposal from the DY Consultants. The DY Consultants would prepare a cost estimate for the roadway into the airport area from Airport drive. That roadway would be built with sufficient infrastructure capacity, sewer, water, electric to serve whatever future development went on within that entire area.

REPORT OF CORPORATE COUNSEL: None

DIRECTOR'S REPORT:

R. K. Corby gave a brief report on matters listed on the agenda that will be discussed for action by the Trustees. Phase I of the roadway reconstruction is underway. Phase II was approved last month at the UEZ meeting. Phase III Submission to UEZA in October. M. D'Elia asked if we were doing a study regarding the repaving of Oak Street concerning all the traffic from trucks, in particular a stable base so that we can avoid the dips that are being created. Discussion. R. K. Corby stated that when he spoke to Mr. Franklin, that most of that problem can be solved by milling. Rabbi Weisberg asked if the UEZA will allow a multi year project like the Strand. R. K. Corby stated that they are changing their policy for capital projects such as the Strand. The UEZA will approve projects for more than one year now as long as you tell them up front and have a plan in place. Discussion.

COMMITTEE REPORTS: None

COMMENTS FROM TRUSTEES: None

CHAIRMAN'S COMMENTS:

Rabbi Weisberg opened discussion regarding additional retail space in conjunction with parking solution. This is a full municipal project. Rabbi Weisberg suggested that we should reach out to local merchants – stakeholders to get a feel for their opinion. R. K. Corby stated that the township committee will be holding a public session regarding this on September 20, 2007. Addendum – that the block between 4th and 5th Street under

different issues. No one plan will be excluding another plan. Rabbi Weisberg spoke about the history of the previous projects in which the LDC and the Township were involved. Rabbi Weisberg would like the retail subcommittee to become a little bit more active and deal with some of the issues.

PUBLIC COMMENT:

P. DeFillipis asked who is on the downtown committee. Rabbi Weisberg stated Abraham Muller is the chair on that committee and can be contacted through the LDC office. P. DeFillipis also commented on downtown traffic and road closures. Rabbi Weisberg responded on a personal level that hopefully we will derive long term benefits while the improvements are in progress. Rabbi Weisberg will pass along to the powers that be and to the people that work on the roads to try to schedule that work during the times when it would be least disruptive. Another comment was made that garbage collection should not be done at 10:00 a.m. Discussion. This should be addressed to the township committee. P. DeFillipis asked if Clifton Avenue could be cleaned up. M. D’Elia suggested that the A. Muller be contacted and have his committee work on these issues and report back to the township committee. Discussion.

CONSENT AGENDA:

- **Resolution 07-09-1 – A Resolution of the Lakewood Development Corporation designating the Professional Career Services a vendor and authorizing a Subrecipient Agreement. Motion by S. Federowicz/M. D’Elia**

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Pat Serpico			X
Rabbi Moshe Weisberg	X		

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

- **Resolution 07-09-2 -- The Lakewood Development Corporation designating the Lakewood Community Service Corporation a vendor and authorizing a Subrecipient Agreement. Motion by S. Federowicz/M. D’Elia**

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		

Ada Gonzalez		X
Dov Kaufman	X	
Pat Serpico		X
Rabbi Moshe Weisberg		X

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

• Resolution 07-09-3 -- The Lakewood Development Corporation Authorizing the Executive Director to execute a Sub-Recipient Agreement with the Lakewood Township Airport Authority relative to award grants for (a) Perimeter Fencing – matching grant with FAA - \$18,090.00 and (b) Façade Fencing upgrade along Cedar Bridge Avenue – Grant for upgrade of materials - \$68,235.00 . Motion by S. Federowicz/M. D’Elia

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Michael D’Elia	X		
Mitch Dolobowsky			X
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Pat Serpico			X
Rabbi Moshe Weisberg	X		

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

NON-CONSENT AGENDA: The following resolutions were presented for adoption.

• Resolution 07-09-4 -- Authorizing submission of application to New Jersey Urban Enterprise Zone Authority for Enterprise Zone Assistance Funds for the year 2008. Motion by M. Dolobowsky/M. D’Elia

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Michael D’Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Pat Serpico	X		
Rabbi Moshe Weisberg	X		

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

- **Resolution 07-09-5 -- Authorizing Submission of application to the New Jersey Urban Enterprise Zone Authority for Enterprise Zone Assistance Funds for the Fiscal Year 2008. Motion by M. Dolobowsky/M. D'Elia**

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Michael D'Elia	X		
Mitch Dolobowsky			X
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Pat Serpico	X		
Rabbi Moshe Weisberg			X

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

- **Resolution 07-09-6 -- The Lakewood Development Corporation Awarding a Professional Services Contract for Program and Preliminary Plan relative to development of an Access Roadway to Lakewood Airport (Phase I). Motion by M. D'Elia /S. Federowicz**

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Michael D'Elia	X		
Mitch Dolobowsky			X
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Pat Serpico			X
Rabbi Moshe Weisberg	X		

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

- **Resolution 07-09-7 -- The Lakewood Development Corporation Authorizing the Submission of an Administrative Budget Amendment in the amount of \$40,000.00 to the NJUEZA. Motion by M. D'Elia /S. Federowicz**

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Michael D'Elia	X		
Mitch Dolobowsky	X		
Stanley Federowicz	X		
Ada Gonzalez	X		

Dov Kaufman	X
Pat Serpico	X
Rabbi Moshe Weisberg	X

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

ADJOURNMENT:

M. Dolobowsky/M. D'Elia: Motion to adjourn meeting. Carried. 5:13 p.m.