

LAKESWOOD DEVELOPMENT CORPORATION

MINUTES

OPEN SESSION

Meeting of October 13, 2009

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 4:40 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: Daniel Czermak, Michael D'Elia, Stanley Federowicz, Ada Gonzalez, Dov Kaufman, Jacob Mermelstein, Fay Rubin (left 5:05 p.m.), Greg Stafford-Smith and Rabbi Moshe Zev Weisberg.

Also Present: Russell K. Corby, Senior Consultant, Garrick R. Slavick, Esq.; LDC Staff: Yehuda Abraham, Anita Doyle, Patricia Komsa, Gidaly Esparza and Mary Kay Malec.

Absent: Raymond Coles, Daniel Czermak, Moshe Feinroth, Michael McNeil, Abraham Muller, Jacob Mermelstein, Mayor Robert Singer, and Frank Edwards.

FLAG SALUTE

APPROVAL OF MINUTES OF September 1, 2009

- Motion to accept the transcribed minutes of September 1, 2009 as presented. Motion by S.Federowicz/A. Gonzalez Carried.

OLD BUSINESS: none

NEW BUSINESS: none

REPORT OF CORPORATE COUNSEL: Mr. Garrick Slavick, Esq. stated that Mr. Sean Kean, Esq. will be appearing in court tomorrow with regard to the demolition of 212 Main Street, Lakewood, on an order to show cause regarding the bidding issue on that project. He has done research and is confident that we will prevail with the order to show cause.

DIRECTOR'S REPORT:

Ms. Patricia Komsa, Executive Director gave a brief summary of the matters listed on the agenda. Ms. Patricia Komsa, Executive Director stated since the order to show cause is happening tomorrow, we will see what we can do next month as far as being able to award a contract for the demolition of 212 Main St. Ms. Patricia Komsa, Executive Director stated that we also had two projects approved in Trenton, the Bus Transportation Master Plan and the Monmouth Avenue Revitalization V. Ms. Patricia Komsa, Executive Director stated that we have been issued a letter of approval for the Reauthorization of Lakewood UEZ Program on September 16, 2009 for the next 15 years and the funds will come back online on November 1, 2009. Mr. D. Czermak, Member asked what the Redevelopment Assistance Project was. Ms. Patricia Komsa, Executive Director explained that there are changes going on in the Cedar Bridge Redevelopment area which is also known as southwest acquisition area, which is behind the baseball stadium, corporate campus. In order to do the subdivisions, and meet Cafra approval and smartgrowth, we have to have different engineering studies and plot plans done. Ms. Anita Doyle, Deputy Coordinator, explained that the township of Lakewood is in the process of getting the smartgrowth plan approved through the State of New Jersey to bring town centers back to certain areas. The Cedar Bridge Development, the development of the southwest acquisition is being reformatted to become a town center concept. There have to be new subdivisions made and additional Cafra modifications. There are Cafra permits already for the area, so this in compliance with the smartgrowth concept for the township. Ms. Patricia Komsa, Executive Director, explained the Business Center Land Development Initiative and stated that it will allow us to develop land within the industrial park. It is a mechanism for hiring a consulting company to develop the land for us. The UEZ is giving us a hard time on ownership of land and what constitutes a project and it basically allows us to hire someone to provide the service to do the work. Ms. Patricia Komsa, Executive Director stated that it is the land surrounding the airport. Mr. D. Czermak, member asked what the costs entailed and stated that the marketing would be to a bad economy. Ms. Patricia Komsa, Executive Director stated that it was the administrative costs to actually have someone market it and develop it. Discussion. Ms. Patricia Komsa, Executive Director, further explained that it includes professional services and consulting services that tie into another project that has been submitted for the business attraction initiative. We are looking to tie into Buxtons, a group which works with communities to identify the revenue, what they buy and where they shop. It will measure how much of our revenues are spent elsewhere. We have a preliminary report which shows the leakage. A lot of revenue leaves the town. It helps us target what businesses would locate here what our residents will use. Mr. D. Czermak, member asked what a M1 zone was. Ms. Anita Doyle, Deputy Coordinator answered that it was industrial. Discussion. Mr. D. Czermak, member asked if we were looking to buy Block 123, Lot 25. Ms. Patricia Komsa, Executive Director, stated yes that it is part of the Franklin Street Redevelopment area; the triangle between the railroad

tracks, Main St. and South Clifton. Mr. D. Czermak, member asked if we were engaging to own properties. Mr. Patricia Komsa, Executive Director said yes, we already have 7 properties out of 15 in that triangle. These are properties that we would like to acquire. Ms. Patricia Komsa, Executive Director stated that the plan is to acquire as much as we can to redevelop the land. Rabbi Moshe Weisberg, Chairman further explained that it has been a long term goal to acquire as much property that we can and then bid it out to our developers to upgrade that whole area. Discussion. Ms. Patricia Komsa, Executive Director, further summarized the remaining resolutions.

COMMITTEE REPORTS: none

COMMENTS FROM PUBLIC: Joyce Blay, News and Views, asked questions pertaining to:

1. Public Relations
2. References of the Industrial Park to include “Campus”
3. Bus Routes, parking and recreational facilities.

Rabbi Moshe Weisberg, Chairman fielded the questions with discussion from the members.

COMMENTS FROM TRUSTEES:

CHAIRMAN’S COMMENTS: none

CONSENT AGENDA: Motion by M. D’Elia/S.Federowicz

**Resolution 09–10–13 Support of Lakewood’s Smart Growth Plan
ON ROLL CALL:**

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D’Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford–Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09–10–15 Sub–recipient agreement – Lakewood Community Services Corporation (Job Link 14)

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak			X
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez			X
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg			X

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

Resolution 09-10-16 Sub-recipient agreement - Lakewood Resource & Referral Center (Job Link 14)

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-17 Sub-recipient agreement - Agudath Israel d/b/a Professional Career Services (Job Link 14)

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-18 to Amend 09-07-4 Award of Contract - Lehman Appraisals

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-19 to Amend 09-05-7 Award of Contract - Marmur Appraisals

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-20 Leave of Absence without Pay - Gidalty Esparza 10-6-09 - 10-27-09

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		

Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-21 Acknowledging receipt of 2008 Audit Report FYE 12/31/08

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-24 to Amend 09-09-2 Land Development Phase I - Environmental Assessment \$66,000

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-25 Close-out of 09-21-SGF Replenishment of Repair/Replacement Fund - Stadium Sound

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

NON-CONSENT AGENDA: EACH RESOLUTION WILL BE VOTED UPON SEPARATELY

Resolution 09-10-1 Award of Professional Services Contract to DW Smith Associates, LLC for Redevelopment Assistance Project (09-30-SGF \$47,000.00) Motion by: M.D'Elia/D.Czermak

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-2 Award of Professional Services Contract to T&M Associates for Redevelopment Assistance Project (09-30-SGF \$15,000.00) Motion by: M.D'Elia/S.Federowicz

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		

Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-3 Award of Professional Services Contract to Giordano, Halleran & Ciesla, PC, for Redevelopment Assistance Project (09-30-SGF \$14,000.00) Motion by: D.Czermak/S.Federowicz

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak			X
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-4 Award of Professional Services Contract to Stearns Associates, LLC for Redevelopment Assistance Project (09-30-SGF \$95,500.00) Motion by: S.Federowicz/M.D'Elia

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-5 Award of Professional Services Contract to Van Note-Harvey Associates, PC for Redevelopment Assistance Project (09-30-SGF \$13,552.00) Motion by: M.D'Elia/D.Czermak

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-6 Award of Professional Services Contract to Levin, Shea & Pfeffer, PA, for Redevelopment Assistance Project (09-30-SGF \$25,000.00) Motion by: S.Federowicz/D.Czermak

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-7 Authorizing the Submission of Business Center Land Development Initiative - \$177,625.00 Motion by: S.Federowicz/M.D'Elia

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		

Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-8 Authorizing the Submission of Job Link Transportation 2 – \$105,000 Motion by: D.Czermak/S.Federowicz

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D’Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-9 Authorizing the Submission of Business Attraction Initiative – \$70,000 Motion by: S.Federowicz/D.Czermak

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D’Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-10 Authorizing the Submission of Redevelopment Database \$20,000 Motion by: S.Federowicz/D.Czermak

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-11 Marmur Appraisals - (08-181 \$1,200) Motion by: M.D'Elia/D.Czermak

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-12 AJ Lehman Appraisals Inc. - (08-181 \$4,000) Motion by: D.Czermak/S.Federowicz

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-14 Award of Professional Services Contract to Amerival, Block 123, Lot 25, (08-181 \$1,200) Motion by: S.Federowicz/M.D'Elia

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-22 Authorizing Amendment of Redevelopment Assistance Project (09-30-SGF) to Add \$35,000 to perform Supportive Traffic Study Motion by: D.Czermak/M.D'Elia

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		
Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

Resolution 09-10-23 Authorizing Retirement Plan and Life Insurance Benefits for Lakewood Development Corporation Employee Motion by: D.Czermak/M.D'Elia

ON ROLL CALL:

Trustee	Aye	Nay	Abstain
Daniel Czermak	X		
Michael D'Elia	X		
Stanley Federowicz	X		

Ada Gonzalez	X		
Dov Kaufman	X		
Jacob Mermelstein	X		
Greg Stafford-Smith	X		
Rabbi Moshe Weisberg	X		

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

ADJOURNMENT:

Motion to adjourn meeting. 5:36 p.m. Motion by: G.Stafford-Smith/M.D'Elia