

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION
MEETING OF: SEPTEMBER 27, 2006**

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

There was no quorum present at the time that the meeting was scheduled to be called to order. It was determined that the presentation to be made by Jesel could proceed without the presence of a quorum.

UNOFFICIAL NOTES - PRESENTATION

Present on behalf of Jesel, Inc.:

Donald Romanini, Esq. -Wolf, Block...

David Grob - Jesel, Inc.

Nicholas Coppola - DW Smith Associates

Ronald Mielbrecht, Engineering Director - Jesel, Inc.

Donald Romanini, Esq: We are here on behalf of Jesel to make a presentation, we like to give you a better understanding what Jesel is and what they do, we encourage you, if you have the opportunity, to go over there and see the facility.

David Grob: [Referring to maps and drawing during this presentation] This is the current facility. When we bought the building in 1994, it was originally this portion here and it was about 40,000 sf and three years ago due to the growth of our building. We added this second section here. And is another 68,000 SF so our facility now on 11 acres is approximately 110,000 sf. Primarily it is a manufacturing firm. We design and manufacture racing engine components. It is all computer controlled. We develop parts that go on race (car) engines so we have a lot of testing facilities. This happens to be an out-training facility. We can just do analysis and a lot of testing prior to selling our parts to the customer. Our facility is more like a laboratory than any other manufacturing facility you might ever seen, we have power support, it got low ceilings and is completely air-conditioned. This is a typical assembly. We have all the latest equipment and at the moment we have 85 employees. Our product line is split into 3 families of parts: The rocker arms 50 %, belt drivers 19%, and the lifters 31%, but there is a wide variety of applications in our product.

Further discussion followed. They went to explain in more detail which parts are used for which car. And how they are expanding their product line with a new company they formed called the Jesel V-Twin [manufacture of motorcycle parts].

David Grob: We acquired the building in 1994. We had about 43 employees in that time frame and we currently have 84 employees. Our wage base back in 1996 were just a little under 2 million. We currently have a payroll that is well over 5 million. We are currently about \$100,000 in property taxes; when we started it was about \$60,000.00.

Mr. Golub: What I notice on that list, just to support what you stated regarding salary, the technical support that you have is a highly educated staff.

David Grob: The average wage in the shop is \$20.00 hr. There are computer machine operators, and we have a complete support group of engineers. These are all college graduates with engineering degrees. Mechanical engineering and most of our designs are done in the computer. Today there aren't many pieces of paper ever used. We use computer models. In fact, you will see a computer model of what our building would look like if we expanded at the end of our presentation. It is a very 'tech' environment and we are forced to be this way because our customers are that way. Our employment trend as you can see will continue to rise. Why we are here and need to expand; we will be buying this company in Baton Rouge, Louisiana. If you remember our family of product, well, the next most logical product for us to be is the cam motion. We talked to the customer and the supplier about it and we have been in negotiation for about 4 months with this company in Louisiana. We are trying to acquire this company. We think we have a excellent chance. Obviously, the biggest obstacle is where Louisiana people have some concerns about moving to New Jersey. They do about \$3.5 million in revenue; there are 30 employees. We hope to get at least half of them to move here and they are similar in the way they manufacture.

At this time Mr. Katz entered the meeting.

David Grob: Based on this growth plan, we felt that we can effect a stronger entry into the marketplace by buying a company as opposed to developing our own product. The acquisition- we are basically out of space in our current facility. Now that sounds crazy that in 3 years we filled up the 68,000 SF addition and that we are capacity-restrained. So, with the addition of this company, obviously is that if it's successful we plan to operate it in Louisiana until we move it up here, if the key management is willing to move and those key employees are willing to move and for the purposed of this analyzes we hope to get 15 of all those 30 employees to come up here. Then we would hire 15 local employees.

Nick Coppolla: We want to add about 35,000 – 40,000 SF to the existing facility. We examined their site and, based on a previous CAFRA permit and storm water system and so forth, there was very little land that was eligible for additional development. In fact, the area of block one is 11.2 acres there exists 6 acres of impervious coverage. The impervious cover total would be 8.3 acres with a building and the additional pavement, and based on the 70% allowable by CAFRA, they would only be able to put up on 7.8 acres (calculated). We looked at the adjacent property and the acreage of the site is 6.78 acres which makes a total of 18 acres for the two parcel. It has 1.9 acres of wetlands and buffer and the total area that could be used would be 30% of the area's wetlands and buffer.

More discussion followed and Mr. Coppolla further explained that they need to acquire Block 1608 Lot 2 so that they can maximize their construction on their own [existing] site to conform with CAFRA's requirements. Their projected expansion date would be in spring 2007 and ground breaking could be in the fall of 2007. If they cannot expand they may have to relocate to North Carolina.

At 1:00 PM the Jesel Group thanked the Commissioners for their time and exited the meeting.

A QUORUM WAS ACHIEVED AT 1:07 PM and the regular business meeting was called to order Wednesday, September 27, 2006 at 1:07 PM by Chairman Jeff Golub.

ROLL CALL:

Presiding: Mr. Golub.
Present: Mr. Katz, Dr. Eisenberg, and Mr. Doyle.
Absent: Mr. Kokes, Mr. Albert, Mr. Silberberg.
Also in attendance: Mr. Corby, Mr. Delanoy, Anita Doyle, and Gidalty G. Cruz.

APPROVAL OF MINUTES OF JULY 26, 2006:

Dr. Eisenberg: With regards with the minutes at the last meeting we were discussion the Jesel property and Mr. Bathgate made a presentation and I recused myself because I had a previous matter with him so I would like that statement to be included in the minutes.

APPROVAL OF MINUTES OF: July 26, 2006 to include Dr. Eisenberg formally recusing himself from any actions involving business with attorney Bathgate.

MOTION TO APPROVE THE MINUTES by Mr. Doyle and seconded by Mr. Dr. Eisenberg.
[Carried] Minutes were approved by a voice vote.

STATEMENT OF ACCOUNTS: Dated September 27, 2006.

Mr. Katz: I wasn't here at the last meeting when you approved the \$25,000.00 for the Job Link Bus was that a grant or a loan?

Mr. Corby: That was a grant, however we subsequently got the money from the UEZ, so this would be now unencumbered. We never used it.

Mr. Golub/Mr. Katz- Motion to accept the Statement of Accounts as presented: [Carried]
Statement of Account was approved by a voice vote.

BILL LIST: Dated September 27, 2006

The following bill list was presented for payment approval to be paid through Industrial Commission budgeted funds:

2071 Caregiver Volunteers of Central Jersey
Awards Event 9/17/06- Registration
\$ (150.00)

- 2072 Princeton Public Affairs Group, Inc.
VOID: Legislative Consulting Services - August 2006, September 2006
\$ -
- 2073 Secare, Delanoy, Martino & Ryan
Legal Services provided - Month of July, 2006
\$ (1,655.28)
- 2074 Acculmage Typesetting & Design, Inc.
Marketing and Public Relations Services Provided - Month of July, 2006
\$ (7,000.00)
- 2075 MONOC FCU Acct# 2009183-6
Car Allowance- Month of September 2006
\$ (350.00)
- 2076 Anita B. Doyle
Services Provided as Admininstrator of Accounts - Month of September 2006
\$ (400.00)
- 2077 Watchung Spring Water Co., Inc.
Acct # 127214
\$ (111.84)
- 2078 Lakewood Chamber of Commerce
Registration (1) - Anita Doyle - 10/4/06- Meeting
\$ (30.00)
- 2079 Lakewood Chamber of Commerce
Advertising-2006 Citizen of the Year Awards
\$ (350.00)
- 2080 Princeton Public Affairs Group, Inc.
Legislative Consultant- August, September 2006
\$ (5,033.30)

Bill List total: \$ (15,080.42)

Mr.Golub/Dr. Eisenberg – Motion to accept the Bill List as presented.

On Roll Call:

Commissioner	Aye	Nay	Abstain
Mr. Albert	-		
Mr. Doyle	X		
Dr. Eisenberg	X		
Mr. Katz	X		
Mr. Kokes	-		
Mr. Silberberg	-		
Mr. Golub	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission

CLOSED SESSION:

The following Resolution was offered to move the meeting into closed session by Mr. Golub/ Mr. Katz and carried

Meeting moved into closed session 1:07 PM

WHEREAS, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, 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 X
PERSONNEL
LITIGATION (impending)
OTHER
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.

The meeting moved into Closed Session at 1:07 PM

Open Session was authorized upon passage of a motion by Mr. Albert/Dr. Eisenberg and carried. The Meeting returned to Open Session at 1:40PM

Mr. Albert / Dr. Eisenberg: Motion to decline the Stavola Asphalt Company LLC offer to locate an asphalt plant on Block 116.01 lot 228 (Oak Street Landfill). Motion was carried on a voice vote.

RESOLUTIONS:

RESOLUTIONS – Non-consent

- **060901.2 Resolution memorializing LIC action on July 26, 2006 to set a policy of valuation of lands acquired for used for land mitigation purposes.**

Mr. Katz/ Dr. Eisenberg:Motion to adopt Resolution # 060901.2 Motion Carried by a voice vote.

- **060902.2 Resolution authorizing land sale to Sommers & Stamos LLC for a portion of lot 9 in Block 1606 of 2 +/- acres to be deed restricted as green acreage set-aside in perpetuity and to remain und the ownership of the Lakewood Industrial Commission or its assigns in perpetuity. And that the subdivision be at the applicant cost and expense**

Mr. Katz/ Dr. Eisenberg:Motion to adopt Resolution # 060902.2 .

On Roll Call:

Commissioner	Aye	Nay	Abstain
Mr. Albert	-		
Mr. Doyle	X		
Dr. Eisenberg	X		
Mr. Katz	X		
Mr. Kokes	-		
Mr. Silberberg	-		
Mr. Golub	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission
~~~~~\*~~~~~

**EXECUTIVE DIRECTOR’S REPORT:**

Mr. Corby:

The Job Link situation was resolved. The \$25,000.00 appropriated was not used. Also, you do have in your package, a report from Princeton Public Affairs. They been actively involved in a number of issues in the past month and I asked them to report to us regularly. If there any questions, please contact me.

The status of the roadway repaving project: We have initial approval for \$800,000. We are waiting this month for an additional approval for \$250,000-\$300,000, after which time will be going to go to contract bid documents. We think we can be in the ground in the spring in terms of starting this repaving project.

**ATTORNEY’S REPORT:**

Mr. Delanoy: The Hamilton Partners closing should take place next week. We have received the document signed.

**CORRESPONDENCE: None**

**COMMITTEE REPORTS: None**

**OLD BUSINESS:**

**Oak Street Landfill**

Mr. Golub: I will tell you that I put a developer in touch with 'White Elephant' which is owned by Ed Bennett, Jr. and they had a conversation. My understanding was that Ed Bennett told this developer that he wanted 30 million dollars for his property on Rt. 70. And the developer said well we have not much to talk about and he walked out. My only conversation with Ed Bennett was in curiosity for their purposes of our own landfill. I asked, "do you have an assessment or an appraisal that supports that", and he said to me, "I don't have to justify myself to you" and he hung up. Mr. Albert was in contact with him and all Ed Bennett said was, "I wasn't sure of what posture Mr. Golub was taking, but no, I don't and is really none of anybody's business what I sell it for" and Mr. Albert said we were only curious because we have property adjacent to the tract.

**NEW BUSINESS: None**

**COMMENTS FROM THE COMMISSIONERS:**

The Commissioners inquired about Mr. Albert's health. They were informed by Mr. Golub that he was in Health South (Rehabilitation) in Toms River. The Commissioners had sent flowers to his home.

**COMMENTS FROM THE PUBLIC: NONE**

**ADJOURNMENT:**

Mr. Albert/ Mr. Silberberg - Motion to adjourn. Carried. Meeting Adjourned at 1:49PM

Dated:October 16, 2006

by

Gidaly G. Cruz

Recording Secretary

[Reviewed] by Anita B. Doyle,  
Secretary- Designee