

**Lakewood Development Corporation**  
**January 5, 2016**  
**Meeting Minutes**

**Call to Order** – A. Muller, Chairman 4:38pm

Announcement of Meeting in Compliance with the Sunshine Law.

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, P.L. 1975, c. 231 by notice published in the Asbury Park Press and the Tri Town News, and by posting of same in the office of the Municipal Clerk, the office of the Lakewood Development Corporation, and upon the public bulletin board of the Lakewood Municipal Building.

**Roll Call:**

**Present:** A. Akerman (4:55pm), R. Coles, M. McNeil, A. Muller, E. Rennert, and C. Tajfel

**Also Present** *P. Komsa, Executive Director, S. Kean, Corporate Counsel and staff members, A. Doyle and J. Wilkes*

**Absent:** Rabbi Weisberg and T. Henshaw, Municipal Manager

**Flag Salute**

**Motion** – M. McNeil/R. Coles

To accept Minutes from November 10, 2015

**All in favor**

**Motion carried**

**Old Business:**

Stuart Wiser, the planner assigned by Remington Vernick to the Franklin Street project, was in attendance to update members on the redevelopment process. Members were given a copy of the draft plan in November and provided with it electronically as well for their review. Mr. Wiser gave a brief review of the sections of the plan and asked for direction from the members as to any changes or additional information they would like to see included in the plan. Members discussed various items such as ratio of commercial/retail to residential, parking and how this plan would impact private property owners in the redevelopment area.

Mr. Wiser stressed flexibility in the plan so as to allow the market to determine to some degree the ratio of housing to commercial/retail. The flexibility would also give the LDC and township the flexibility to consider RFP responses that presented an option for development that was not originally thought of.

Discussion was held on parking. Mr. Coles stressed and the members concurred that this project needs to sustain itself with regards to parking. There should be no variances for anything less than what the plan calls for. Mr. Wiser explained that this type of project does not allow for variances. Instead the plan would have to be amended and go through the process to change the ordinance. This provides the township with maximum amount of control for what will be built there.

Unlike the designation part of the process, the planning board will only have 45 days in which to respond with any recommendations or changes they would like made to the plan before the township accepts it by ordinance.

Mr. Coles recommended that we move forward on getting the plan accepted. However, he would like to have the executive director and/or Mr. Wisner speak to the private property owners to update them on the draft plan and get any input they may have specific to their vision for their properties. Discussion followed. Members felt that was reasonable and would give property owners a level of comfort in the process. It was suggested that a letter be sent to the property owners to begin the dialogue. It was also suggested if need be the executive director and planner could have a stakeholders meeting.

General consensus is to keep moving forward in the process.

**New Business:**

A. Akerman and C. Tajfel were sworn in by Corporate Counsel 5:17 pm

**Report of Corporate Counsel:**

Working on contacting the delinquent loan recipients.

**Directors Report:**

The Executive Director informed the board that the financials of the LDC were included in their packets for their review and would be happy to answer any questions.

The Director stated that we are now in our heavy season for recertification's and was happy to announce that the next networking event was scheduled tomorrow.

The Director referred to the resolution on the agenda, reminding the members that they requested she obtain clarification on the contract to remove the tank and test the soil. She has done so, explaining the building was very old and no one knows what was in the tank. They are not sure if its regulated or not, but the scope has been clarified and they have reduced their costs by 20%.

**Committee Reports:**

No committee reports.

**Public Comment:**

No public

**Trustees Comments:**

None

**Motion:** R. Coles/M. McNeil

**Roll Call:**

**All in favor**

**Motion Carried**

**Motion:** R. Coles/M. McNeil

To adjourn 5:50pm

**Lakewood Development Corporation**  
**February 2, 2016**  
**Meeting Minutes**

**Call to Order** – Patricia A. Komsa, Executive Director, 4:40pm

Announcement of Meeting in Compliance with the Sunshine Law.

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Rabbi Weisberg took Oath of office before meeting was called to order

**Roll Call:**

**Present:** Ray Coles, M. McNeil, A. Muller, Rabbi Weisberg, E. Rennert (4:41pm)

**Also Present** P. Komsa, Executive Director, S. Kean, Corporate Counsel and staff members, J. Wilkes and A. Doyle (arrived 4:52pm)

**Absent:** A. Akerman, C. Tajfel and T. Henshaw

**Flag Salute**

**REORGANIZATION** – Patricia Komsa, Executive Director,

**Motion** – Rabbi Weisberg/R. Coles  
Nomination for Chairman, Abraham Muller  
All in Favor – Carried

The Executive Director turned meeting over to the Chairman

**Motion** – Rabbi Weisberg/M. McNeil  
Nomination for Vice Chairman, Ray Coles  
All in Favor – Carried

**Motion** – R. Coles/M. McNeil  
Nomination for Secretary/Treasurer, Rabbi Moshe Zev Weisberg  
Abstention by: R. Weisberg  
All others in Favor – Carried

**Motion** – R. Coles/M. McNeil  
To accept minutes from January 5, 2016 meeting  
**All in favor**  
**Motion carried**

**Old Business:**

Rabbi Weisberg wanted an update on the funding the Hatzolah ambulance, to which it was recalled that the matter was tabled until it was decided if the township was funding. Discussion followed with the Chairman stating he received a phone call from the Mayor (Menashe Miller) the township would be funding the ambulance with the mindset that the

LDC would be granting \$20,000 towards the ambulance. The Director clarified that this was for a new ambulance and not the one that was already purchased, to which response was that is correct. Following further discussion it was suggest that we memorialize a resolution at our next meeting for the ambulance grant contingent upon the township's funding.

**Motion** – R. Coles/M. McNeil

To prepare a resolution for memorialization at later meeting awarding a \$20,000 ambulance grant contingent upon funding being provided by the Township.

**Abstention by A. Muller**

**All others in favor**

**New Business:** None

**Report of Corporate Counsel:** Nothing to Report

**Directors Report:**

The Director quickly reviewed the house keeping resolutions that are prepared at every reorganization meeting and informed the members that their packets contained the 4<sup>th</sup> quarter 2<sup>nd</sup> Generation report as well as all the monthly financial reports.

The Director was very pleased update the members with respect to UEZ status, stating that net growth was up 2%, with 561 Businesses in the zone supporting 9,444 full time employee which is up 6%. Total revenue invested in our zone was up 15%. Lakewood continues to rank # 5 in the State with number of business in the Zone and has closed the gap by 31% over the last year.

The Director stated there was resolutions on the agenda for qualifying firms for appraisals, engineering and planning as well as awarding contracts for auditing and legal services.

The Director informed the members that there were two resolutions on for microloans and provided a brief description of the businesses and that these loans were secured by real estate.

A. Doyle arrived at meeting 4.52pm

Rabbi Weisberg asked how much money was available for loans reply was that \$1,000,000.00 of 2<sup>nd</sup> Generation Funds was set aside for the loan program.

The Chairman asked how long are the loans, the Director responded that the is some consideration of restructuring the program with the Finance Committee. The Chairman stated he would like to see it moved to a 5 year repayment.

M. McNeil asked if Chaverim ever came to the LDC for assistance, stating that they do a wonderful job and are always around. Mr. McNeil was informed by the Director that their radio system was upgraded with UEZ assistance.

R. Coles stepped out of meeting 4:57

Further discussion of Chaverim followed with E. Rennert stating that Chaverim gets a CDBG grant from the township.

R. Coles returned to meeting 4:59

**Committee Reports:** None

**Closed Session:**

**Public Comment:** None

**Trustees Comments:** None

**Motion:** R. Coles/M. McNeil

To accept Consent Agenda – Resolution 16-2-1 thru 16-2-8

**Abstention by** E. Rennert Resolutions 16-2-2, 16-2-5 & 16-2-6

**All others in favor**

**Motion Carried**

**Motion:** R. Coles/E. Rennert

To accept Resolution 16-2-8 – Microloan to Goldmart

**Roll Call**

**All in favor**

**Motion Carried**

**Motion: Motion:** M. McNeil/R. Coles

To accept Resolution 16-2-9 – Microloan to The Sterling Group

**Roll Call**

**All in favor**

**Motion Carried**

**Motion:** R. Coles/Rabbi Weisberg

To Adjourn 5:03 pm

# Lakewood Development Corporation

April 5, 2016

## Meeting Minutes

**Call to Order** – Abraham Muller, Chairman 4:39pm

Announcement of Meeting in Compliance with the Sunshine Law.

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### **Roll Call:**

**Present:** R. Coles, M. McNeil, A. Muller and E. Rennert

**Also Present** *P. Komsa, Executive Director, S. Kean, Corporate Counsel and staff members A. Doyle and J. Wilkes*

**Absent:** A. Akerman, C. Tajfel, Rabbi Weisberg and T. Henshaw

### **Flag Salute**

**Motion** – M. McNeil/R. Coles

To accept minutes of the February 2, 2016 meeting

**All in favor**

**Motion carried**

### **Old Business:**

None

### **New Business:**

The Director stated that the matter listed on the agenda needs to be held in closed session.

### **Report of Corporate Counsel:**

Nothing at this time.

### **Directors Report:**

The Director informed the members that the accounting reports for “1<sup>st</sup> and 2<sup>nd</sup> Generation” Funds, as well as loan balances are included in their packet encouraging the members to review the packets at their leisure and not hesitate to call or email with any questions they may have.

The Director provided a brief overview of the businesses that are on the agenda to receive micro loans, D. Katz a CPA Firm and Tottini, a manufacturer of Children’s wear. Both loans are for \$35,000, both were reviewed by the Finance Committee back in March and both are securing with real estate. The Director further informed the members that Tottini comes before them with a conditional approval as the Finance Committee is awaiting additional information.

The Director moved on to the resolution memorializing action taken back in February which is the \$20,000 emergency vehicle grant to Hatzolah contingent upon funding be made by the township.

The Director gave handouts to the members for direction regarding the Franklin Street Redevelopment. Further stating that this is a draft, they have received this plan, she has done some review work but is now at a point where direction from the board is needed.

Page 35, we are allowed to assess an administration fee, based on the planner and his experience, is this something we would like to see in our plan to offset some administration costs. Discussion followed outcome is to leave it in. Again the Director reminded all this is in draft form and they will see it again.

The director stated she would talk to M. McNeil on the Residential component later.

Mr. Rennert interjected going back to administration fees stated maybe it should not be based on constructions costs but on time and suggested we see what we spent so far and get projection of costs to recoup our outlay. The Director responded she could talk to the planner and see if that would be a better way to go.

Page 44-46 with respect to deviations from the plan, only so much of the plan can be deviated from before it would have to go back for a plan amendment. The Director asked if the LDC in conjunction with the township wants to be involved and review when someone wants to deviate from the plan, or just let it go to planning board. Mr. Coles asked if the township could it placed before them instead of the LDC. Mr. Rennet asked could be on a case by case scenario? The Chairman stated he needed time to review. The Director agreed it's been awhile since anyone has seen the documents and she would leave it in for now with the planner having it put as LDC/Township?

Moving back to the Residential component discussion was held on obligation of affordable housing, Mr. McNeil further stating he didn't think the township had any obligation as to affordable housing, but there is an obligation to make sure that if there is any affordable housing or any housing available (and it would be a good gesture) to make sure there is no issue that claims would be made that people didn't know about the housing. He is strictly talking about outreach. All communities needs be made aware and he will need to do outreach because there are some areas where people don't get the message.

The Director moved on to project activities and stated that there was a Networking event on the March 29<sup>th</sup>, Ray Coles was in attendance, lots of good connections were made, very well attended.

The Director wanted to share some loan program success stories:

DAG Transport a micro loan recipient, just secured a loan from a large bank to purchase a bus and additional vans to accommodate their expanding business.

Mr. Clipper located on Clifton is expanding to second location in Todd Plaza.

GN Paints is expanding to a new location on Route 88. So a lot of good things came from those simple micro loans.

The Director also advised the members that a number of Disaster Assistance Loans have been paid off as well as one of our joint participation loans and a possibility of one micro loan being paid off by month end.

**Committee Reports:**

None

**Public Comment:**

Joyce Blay, NJ News and Views was in attendance and wanted to ask question about post on the article in the Lakewood Scoop stating the LDC/Job Link bus serviced being expanded to include a route at a development called Harmony Park.

The Executive Director wanted it noted and on record that the Job Link which had been an LDC project is no longer an LDC project, and the Job Link name has been assumed by the Township.

Directing her question to Mr. Coles, Mr. Coles answered he did not know.

**Trustees Comments:**

**Motion:** R. Coles/M. McNeil

To accept Resolution 16-04-3

**Abstention by A. Muller**

**All others in favor**

**Motion Carried**

**Motion:** M. McNeil/R. Coles

To accept Resolution 16-04-1

Mr. Rennert asked if this would have to come back to the board once the condition has been met, Director and Attorney responded no if the conditions are met then they move on if they don't then it's dead in the water.

**Roll Call**

**All in favor**

**Motion Carried**

**Motion:** R. Coles/M. McNeil

To accept Resolution 16-04-2

**Roll Call**

**All in favor**

**Motion Carried**

**Motion:** R. Coles/M. McNeil

To move into Closed Session

4:57PM

**Closed Session:**

**Motion:** R. Coles/M. McNeil

To move into Open Session

PM

**Motion:** R. Coles/M. McNeil

To Accept Resolution 16-04-4

**All in favor**

**Motion Carried**

**Motion:** R. Coles/M. McNeil

To Adjourn  
5:25PM

**Lakewood Development Corporation**  
**June 14, 2016**  
**Meeting Minutes**

**Call to Order** – Raymond Coles, Vice-Chairman 4:39pm

Announcement of Meeting in Compliance with the Sunshine Law.

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**Roll Call:**

**Present:** R. Coles, M. McNeil, and E. Rennert, Rabbi Weisberg, A. Akerman

**Also Present:** *P. Komsa, Executive Director, S. Kean, Corporate Counsel and staff member A. Doyle*

**Absent:** C. Tajfel, A. Muller and T. Henshaw

**Flag Salute**

**Motion** – A. Akerman/M. McNeil

To accept minutes of the April 5, 2016 meeting

**A. Akerman abstained**

**All in favor**

**Motion carried**

**Old Business:**

None

**New Business:**

None

**Report of Corporate Counsel:**

Nothing at this time.

**Directors Report:**

The Director opened discussion with members regarding liquidation of LDC owned equipment, specifically the Event Deck. Discussion followed with a consensus that the director should look into the sale of the equipment.

The Director provided a brief overview of the businesses that are on the agenda to receive micro loans, TSC Group LLC and Mold Cure LLC. Both loans are for \$35,000, both were reviewed by the Finance Committee back in May and both are securing with real estate.

The Director moved on to the resolution concerning a change order with Partner Engineering and Science Inc. in the amount of \$8,500. Discussion followed.

The Director started discussion with members regarding funding of another round of Coop Advertising. Members see the importance of the program. However, given lack of funding from the state, consensus was to table further discussion until we see what happens with future funding.

The Director updated members on project activity including the PBS's Voices In America segment which was in town in May to film an economic development piece on Lakewood's entrepreneurship and diversity. The May 31<sup>st</sup> Networking Event was also discussed.

**Committee Reports:**

None

**Public Comment:**

None

**Trustees Comments:**

None

**Non-Consent Resolutions**

**Motion:** E. Rennert/M. McNeil  
To accept Resolution 16-06-1  
**Abstention by Rabbi Weisberg**  
**All others in favor**  
**Motion Carried**

**Motion:** M. McNeil/ E. Rennert  
To accept Resolution 16-06-2  
**Roll Call**  
**All in favor**  
**Motion Carried**

**Motion:** M. McNeil/ E. Rennert  
To accept Resolution 16-06-3  
**Roll Call**  
**All in favor**  
**Motion Carried**

**Closed Session:**

**Motion:** E. Rennert/M. McNeil  
To move into Closed Session  
5:02PM  
**All in favor**  
**Motion Carried**

**Motion:** E. Rennert/M. McNeil  
To move into Open Session  
5:35PM  
**All in favor**  
**Motion Carried**

**Open Session:**

**Motion:** M. McNeil/ E. Rennert  
Subordinate loan discussed in closed session  
**All in favor**  
**Motion Carried**

**Motion:** M. McNeil/ E. Rennert  
Remove the former post office from the Franklin Street Redevelopment Area project.  
**All in favor**  
**Motion Carried**

**Motion:** M. McNeil/ E. Rennert  
To Adjourn  
5:37PM