

**Lakewood Development Corporation**  
**Notice of Official Meeting**  
**Tuesday, January 9<sup>th</sup>, 2024**  
**1:30 PM**  
**Virtual Meeting**  
**AGENDA**

**1. CALL MEETING TO ORDER**

***Announcement of Meeting Compliance with "Sunshine Law."***

Adequate notice of this meeting has been provided in accordance with the provisions of the **Senator Byron M. Baer Open Public Meetings Act**, Chapter 231 P.L. 1975, 10:4-6 by notice published in The Asbury Park Press on December 23, 2023, and by posting of same on the Lakewood Township website and in the office of the Municipal Clerk, Office of the Lakewood Development Corporation and on upon the public bulletin board of the Lakewood Municipal Building.

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***Meetings of the Lakewood Development Corporation shall be conducted remotely. Access to the meeting be provided to the public via electronic means until further notice.***

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**2. ROLL CALL**

Albert Akerman, *Liaison* ( ); Raymond Coles, *Liaison & Vice Chairman* ( ); Lieb Gold ( ); Michael McNeil ( ); Abraham Muller, *Chairman* ( ); Eli Rennet ( ); Rabbi Moshe Zev Weisberg, *Secretary/treasurer* ( ); Patrick Donnelly, *Municipal Manager; Alternate* ( ).

**3. FLAG SALUTE:**

**4. MOTION TO APPROVE MINUTES FROM: December 19, 2023**

**5. OLD BUSINESS:**

**6. NEW BUSINESS:**

- 2024 Allocation - \$7,242,207.00

**7. REPORT OF CORPORATE COUNSEL:**

**8. DIRECTOR'S REPORT:** (Current Statistical information and reports may include such Reports as: 2<sup>nd</sup> Generation Quarterly Reports; Financial Status Reports; current project reports and Media Clippings for your review.) *Items discussed in the Director's Report will be voted. Questions regarding Consent Agenda items may be asked during the Director's Report.*

**9. COMMITTEE REPORTS:**

**10. PUBLIC COMMENTS: (N.J.S.A. 10:4-6)**

**11. COMMENTS BY TRUSTEES:**

**12. CHAIRMAN'S COMMENTS:**

**13. CONSENT AGENDA: IT IS THE PRIVILEGE OF ANY MEMBER OF THE BOARD OF TRUSTEES TO REMOVE FROM THE CONSENT AGENDA ANY ITEM FOR**

**QUESTIONING. DISCUSSION AND VOTE. LIKEWISE, ANY MEMBER OF THE PUBLIC IN ATTENDANCE MAY REQUEST OF THE CHAIRMAN AN ITEM BE REMOVED FROM THE CONSENT AGENDA.**

**14. NON-CONSENT AGENDA: ROLL CALL - EACH RESOLUTION WILL BE VOTED UPON SEPARATELY:**

- Resolution 24-1-01 – Authorizing Staff Salary Changes
- Resolution 24-1-02 – Amending UEZ Zone Administration Budget Year 2024
- Resolution 24-1-03 – Amending Appointment of Executive Director Year 2024
- Resolution 24-1-04 – Authorizing Transfer of Bank Funds
- Resolution 24-1-05 – Approving Small Business Technology Incentives - \$15,000
- Resolution 24-1-06 – Authorizing Submission of Project to UEZA – Stand Theater Security Cameras - \$18,000.00

**15. CLOSED SESSION**

- Negotiations

**16. ADJOURNMENT**

**PUBLIC MEETING ACCESS information:**

**Live streaming of the meeting accessed here: [www.townhallstreams.com/towns/lakewood\\_twp\\_nj](http://www.townhallstreams.com/towns/lakewood_twp_nj)**

**To join the virtual Webex meeting go to the following website:**

**<https://lakewoodnj.webex.com/meet/LakewoodDevelopmentCorporation> | Access code: 792 038 480**

**To join the virtual Webex meeting via phone call: (408) 418-9388 | Access code: 792 038 480**

**Public Comment during the public portion of the meeting can be made by “raising your hand” by dialing \*3 if by phone or clicking the “hand” icon if by internet and wait patiently to be called upon. Comments can also be emailed 8 hours prior to the meeting to: [UEZComments@Lakewoodnj.gov](mailto:UEZComments@Lakewoodnj.gov)**

**Comments by mail can be sent to: Lakewood Development Corporation, 231 3rd Street, Lakewood NJ 08701; written comments must be received by 12:00 PM a day before the meeting.**

**Any public comments made during or post a meeting related to an LDC Board of Trustees meeting must also be sent to [UEZComments@Lakewoodnj.gov](mailto:UEZComments@Lakewoodnj.gov) to receive a response. Staff will make best efforts to read them at the public portion of the meeting, however they may or may not be read due to staff being engaged in the meeting in progress. Emails sent 8 hours prior to the meeting are guaranteed to be read at the meeting if they abide by the submission guidelines.**

**Proper decorum by the public will be strictly enforced. A complete review of rules and guidelines for public participation in remote public meetings can be found here: [http://bit.ly/LDC\\_Rules\\_for\\_Remote\\_Public\\_Meetings](http://bit.ly/LDC_Rules_for_Remote_Public_Meetings)**

**REMINDER – NEXT VITURAL BOARD MEETING – RE-ORG FEBRUARY 6, 2024**

## RESOLUTION 24-1-01

### *Resolution of the Lakewood Development Corporation Authorizing Amending LDC Staff Salaries for 2024*

**WHEREAS**, the Lakewood Development Corporation was established under applicable State law to provide the administration of the township of Lakewood's Urban Enterprise Zone as the zone development corporation; and,

**WHEREAS**, the township of Lakewood and the Lakewood Development Corporation have entered into an agreement for the Administration of the UEZ and Project Management for 2024; and,

**WHEREAS**, at the LDC Board of Trustees meeting held on December 19<sup>th</sup>, 2023, the Executive members announced they would meet to discuss increases to LDC staff salaries due to the unprecedented success of the Lakewood UEZ program and the significant increase of its Zone Assistance Fund annual allocation from \$5.2 Million Dollars for 2023 to \$7.2 Million dollars in 2024; and

**WHEREAS**, on December 6, 2023, the Lakewood Township Committee approved the LDC Administration budget for 2024 at \$462,500.00 under project number UEZ 2024-1 SGF: UEZ Zone Administration and Project Management including staff salaries for David Klein - \$124,852, Anita Doyle - \$25,990 and Joan Wilkes - \$78,052; and

**WHEREAS**, the Lakewood Development Corporation has determined its staff salaries to be amended to be as follows:

David Klein - \$160,000  
Joan Wilkes - \$83,052  
Anita Doyle - \$28,490 ; and

**WHEREAS**, pursuant to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 to -21, and Rice v. Union County Regional High School Board of Education, 155 N.J. Super. 64 (App.Div.1977), the Lakewood Development Corporation, properly noticed each employee that it will discuss their employment and may take action that will affect their employment; and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Trustees of the Lakewood Development Corporation do concur and herewith authorize the aforementioned salary amendments of its staff through December 31, 2024.

**I HEREBY CERTIFY** the above resolution to be a true copy of a resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 9th day of January 2024

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Rabbi Moshe Zev Weisberg,  
Secretary/Treasurer

## RESOLUTION 24-1-02

### *A Resolution of the Lakewood Development Corporation Amending Authorization of Use of Second-Generation Zone Assistance Funds for Fiscal Year 2024*

**WHEREAS**, the Township of Lakewood was awarded designation as an Urban Enterprise community effective November 1, 1994, meeting the qualifying criteria as an urban-depressed city with unemployment rates exceeding the State's averages; and

**WHEREAS**, in order to continue operation and administration of UEZ projects and activities the Lakewood Development Corporation, a corporation administering the Lakewood Urban Enterprise Zone Program, a project is hereby created for the purpose of financing the personnel and administration expenses associated with projects and activities that will lead to increased economic activity or encourage private investment and job creation; and

**WHEREAS**, the Lakewood Township Committee at their meeting on December 6<sup>th</sup>, 2023 approved appropriation of Zone Assistance Funds for the UEZ Zone Administration & Project Management Budget 2024 in the amount of 462,500.00, and

**WHEREAS**, the Zone Assistance Fund project titled UEZ 2024-1 SGF: UEZ Zone Administration and Project Management approved by the Lakewood Township Committee December 6<sup>th</sup>, 2023 shall be amended to be increased by \$45,000.00 for a total budget of \$507,500.00; and,

**WHEREAS**, pursuant to N.J.S. 52:27H-88(c) in order to fund the Administration Budget from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving said budget and authorizing the use of Second-Generation Zone Assistance Funds.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of the Lakewood Development Corporation does hereby approve the amendment of project UEZ 2024-1 SGF: UEZ Zone Administration and Project Management to be increased to an amount of \$507,500.00.

I HEREBY CERTIFY that the above is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation Lakewood, County of Ocean, at its meeting held on the 21<sup>st</sup> day of November, 2023

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Rabbi Moshe Zev Weisberg, Secretary/Treasurer  
David Klein, Secretary Designee

<b>Salaries</b>	\$	272,000.00
<b>Director Car Allowance</b>	\$	2,000.00
<b>Benefits</b>	\$	115,000.00
<b>travel</b>	\$	500.00
<b>insurance + corporate filing</b>	\$	10,500.00
<b>copier maintenance</b>	\$	3,000.00
<b>training</b>	\$	3,000.00
<b>telephone</b>	\$	2,000.00
<b>postage</b>	\$	1,000.00
<b>membership</b>	\$	1,000.00
<b>equip. purchase</b>	\$	6,000.00
<b>supplies</b>	\$	4,000.00
<b>other Professional Services</b>	\$	50,000.00
<b>legal Services</b>	\$	10,000.00
<b>Advertising/Legal Publications</b>	\$	3,000.00
<b>Audit/Accounting</b>	\$	22,000.00
<b>ADP</b>	\$	2,500.00
	\$	<hr/> 507,500.00

## RESOLUTION 24-1-03

### *Resolution of the Lakewood Development Corporation Amending Appointment of Executive Director*

**WHEREAS**, the Lakewood Development Corporation was established under applicable State law to provide the administration of the township of Lakewood's Urban Enterprise Zone as the Zone Development Corporation; and,

**WHEREAS**, the township of Lakewood and the Lakewood Development Corporation have entered into an agreement for the Administration of the UEZ Admin 2023-1 SGF; and

**WHEREAS**, Article VI: Section 5 of the approved By-laws of the Lakewood Development Corporation provides that the Board of Trustees of the Corporation can appoint the Executive Director; and

**WHEREAS**, it has been determined that a need exists to appoint the Executive Director/UEZ Coordinator of the Lakewood Development Corporation under provisions of the UEZ Administration Budget 2024-01 SGF; and

**WHEREAS**, based on the qualifications, experience, and education the Board of Trustees has deemed David Klein able to conduct the duties and responsibilities of same; and

**WHEREAS**, effective January 1, 2024 and as provided for in the project period and budget under UEZ Administration Budget 2024-1 SGF, David Klein was appointed to the position of Executive Director for the term January – December 2024 at an annual salary of \$124,852; and

**WHEREAS**, on January 9<sup>th</sup>, 2024 the Lakewood Development Corporation Board of Trustees amended staff salaries including an increase in salary for the Executive Director to be set at \$160,000 for the term of January – December 2024; and

**WHEREAS**, sufficient funds are available in the Zone Assistance Fund, and this amendment is contingent on approval by Lakewood Township Committee of the amended UEZ 2024-1 SGF - UEZ Administration Budget at their meeting on January 18, 2023; and,

**NOW THEREFORE, BE IT RESOLVED** that the Board of Trustees of the Lakewood Development Corporation do concur and direct the amended salary of Executive Director to be \$160,000 for the term of January – December 2024.

**I HEREBY CERTIFY** the above resolution to be a true copy of a resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 19th day of December 2023.

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Rabbi Moshe Zev Weisberg, Secretary/Treasurer

## RESOLUTION 24-1-04

### *A Resolution of the Lakewood Development Corporation Authorizing the Transfer of Bank Account Funds for the Purchase of Real Estate for the Purpose of a Lakewood UEZ Parking Area Project*

**WHEREAS**, the Township of Lakewood wishes to facilitate greater business development and job creation within the downtown which is located within the Lakewood Urban Enterprise Zone boundary; and

**WHEREAS**, the Lakewood Development Corporation (LDC) desires to acquire a certain property in Lakewood Block 120 Lot 5 called 220 3<sup>rd</sup> Street, Lakewood NJ 08701, so that this acquisition will provide the opportunity to achieve the aforementioned objectives within the Urban Enterprise Zone by continuing a plan to further develop the downtown area and provide for greater parking area; and

**WHEREAS**, the project is consistent with the LDC's UEZ Zone Development Plan; and

**WHEREAS**, it is expected that the investment of funds to improve the commercial vitality and access of the Downtown will foster increased incentives to rehabilitate and develop Clifton Avenue as well as business located in its vicinity; and

**WHEREAS**, the owners of 220 3<sup>rd</sup> Street have expressed their agreement to enter into a Sale and Purchase agreement to sell their property to the LDC; and

**WHEREAS**, the owners have stated a sale price for the property of One Million and Seven Hundred Thousand Dollars (\$1,700,000.00); and

**WHEREAS**, in accordance with N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body adopted a resolution 23-12-5 at their board of trustees meeting on December 19<sup>th</sup>, 2023 approving and authorizing the use of Zone Assistance Funds; and

**WHEREAS**, the LDC board authorizes the closing out of Certificates of Deposit and/or the use of funds deposited in other banking products housing funds designated as **Urban Enterprise Zone Assistance "2<sup>nd</sup> Gen Legacy" Funds** for the purpose of funding this project; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Trustees of the Lakewood Development Corporation does hereby authorize the closing out of Certificates of Deposit and/or other banking products housing funds designated as **Urban Enterprise Zone Assistance "2<sup>nd</sup> Gen Legacy" Funds** for the purpose of funding the purchase of property located at Block 120 Lot 5 also known as 220 3<sup>rd</sup> Street, Lakewood NJ 08701 in an amount not to exceed \$1,700,000.00.

**I HEREBY CERTIFY**, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 9<sup>th</sup> of January, 2024.

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Rabbi Moshe Zev Weisberg, Secretary/Treasurer  
David Klein, Secretary Designee

## **RESOLUTION 24-1-5**

### **RESOLUTION OF THE LAKEWOOD DEVELOPMENT CORPORATION AWARDING SMALL BUSINESS TECHNOLOGY INCENTIVES**

**WHEREAS**, The Township of Lakewood wishes to facilitate greater business development and job creation to start-up and certified businesses within the Lakewood Urban Enterprise Zone boundary; and

**WHEREAS**, on June 13, 2022, the Urban Enterprise Zone Authority approved the project 'Financial Assistance Programs VIII (FAP VIII)' for the purpose of providing Lakewood UEZ businesses with critical financial assistance in the form of loan and incentive programs; and

**WHEREAS**, one of the innovative incentive programs is the Small Business Technology Incentive that provides funds to businesses in need of updating and improving their technical capacity and capabilities; and

**WHEREAS**, a stated goal is to promote modernization of UEZ registered businesses by assisting them with the needed funds for equipment, software, and training; and

**WHEREAS**, the Lakewood Development Corporation's approval of the Small Business Technology Incentives are conditioned upon the recipient's certification and continued certification in the UEZ Program, tax compliance and compliance with UEZ Policy Circular 08-01; and

**WHEREAS**, if the business does not close on this incentive award within 60 days of a written Notice of Closing sent to them via electronic mail by LDC staff, the LDC reserves the right to rescind this award; and

**WHEREAS**, the business must provide proof of purchase as verification of qualified expense for incentive within 30 days of closing; and

**NOW THEREFORE, BE IT RESOLVED**, by the Lakewood Development Corporation of the township of Lakewood in the County of Ocean and the Board of Trustees does hereby authorize and direct the issuance of the following incentives, for said purposes not to exceed amount of \$5,000 each to the following UEZ Businesses:

**IMPACT RESOURCES INC. – 792 PARK AVENUE  
JMB FOOD SERVICES INC. – 375 ROSE COURT  
FM DESIGN STUDIO LLC – 421 6<sup>TH</sup> STREET**

Funded by funds deposited in the Enterprise Zone Assistances Funds under project **UEZ 2022-08014-0705 - Financial Assistance Program (FAP) VIII.**

**BE IT FURTHER RESOLVED** that the Executive Director be and is hereby directed and authorized to execute any and all documentation relating to the facilitating and furthering the purposes of project UEZ 2022-08014-0705 - Financial Assistance Program (FAP) VIII.

**I HEREBY CERTIFY**, that the above resolution is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation at its meeting held on the 9<sup>th</sup> of January, 2024.

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Rabbi Moshe Zev Weisberg, Secretary/Treasurer  
David Klein, Secretary Designee



## RESOLUTION 24-1-06

### *A Resolution of the Lakewood Development Corporation Authorizing Submission of a Project Request to the Urban Enterprise Zone Authority for Acquisition and Installation of Security Cameras on Strand Theater*

**WHEREAS**, the Township of Lakewood was awarded designation as an Urban Enterprise community effective November 1, 1994, meeting the qualifying criteria as an urban- depressed city with unemployment rates exceeding the State's averages; and

**WHEREAS**, Cameras to be installed on the exterior: 7 outdoor cameras, 3 located in the rear parking area behind the building to see the loading dock, 1 parking area, and 1 toward the side wall of the building that has been tagged several times by graffiti, 1 looking north up Clifton Ave. from the front entrance, 1 looking toward the corner of Clifton and 4th Ave from outside from under stairs closet, 1 toward the ticket window door from the same area and 1 looking towards the town square from the 2nd floor fire escape; and

**WHEREAS**, Cameras to be installed on the interior: Install 4 new cameras, 1 new dual lens camera to replace the one at the concession area looking in 2 directions, 1 located in the lobby to view the foyer and ticket entrance, 1 in the gallery to cover the bar and seating area for patrons, 1 in the hallway near lobby and ticket booth; and

**WHEREAS**, the Lakewood Development Corporation intends to submit a project request to the New Jersey Urban Enterprise Zone Authority (UEZA) for the acquisition of security cameras and the costs for installation as described in a Lakewood UEZ Project Proposal memorandum titled "Strand Theater and Lakewood UEZ Police Department Security Camera Collaboration"; and

**WHEREAS**, the amount requested for the project is not to exceed **EIGHTEEN THOUSAND DOLLARS (\$18,000.00)**; and

**WHEREAS**, pursuant to N.J.S. 52:27H-88(c) in order to fund this project from funds deposited in the Enterprise Zone Assistance funds, the governing body must adopt a resolution approving and authorizing the use of Zone Assistance Funds.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of the Lakewood Development Corporation does hereby direct the submission of a project application in the amount of \$18,000.00 to the UEZA to evaluate and approve funding from the funds deposited in the Enterprise Zone Assistance fund and credited to the account of the Township of Lakewood, said account maintained by the State Treasurer for the Enterprise Zone.

**I HEREBY CERTIFY** that the above is a true copy of a Resolution duly adopted by the Board of Trustees of the Lakewood Development Corporation Lakewood, County of Ocean, at its meeting held on the 4th day of April 2023

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Rabbi Moshe Zev Weisberg, Secretary/Treasurer  
David Klein, Secretary Designee

**Proposed Budget**

<b>Budget Category</b>	<b>Lakewood UEZ Funds</b>	<b>Municipal Funds</b>	<b>Total Budget: Lakewood UEZ and Municipal Funds</b>	<b>Other Funds* Describe Below</b>	<b>Federal Funds</b>	<b>Total Budget: All Funds</b>
<b>Municipal Services</b>						
Salaries/Fringe	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
<b>Project</b>						
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$16,500	\$0	\$16,500	\$0	\$0	\$16,500
Incidental Costs	\$1,500	\$0	\$1,500	\$0	\$0	\$1,500
Professional Services	\$0	\$0	\$0	\$0	\$0	\$0
Administration	\$0	\$0	\$0	\$0	\$0	\$0
Loans	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$18,000</b>	<b>\$0</b>	<b>\$18,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,000</b>