

# **LAKWOOD INDUSTRIAL COMMISSION**

Regular Business Meeting

Date and Time: May 13, 2026, 11:30 AM or as soon as possible thereafter

Location: via WebEx/Town Hall Streams

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*Adequate notice of this meeting was provided in accordance with the Byron M Baer OPEN PUBLIC MEETINGS ACT by publication in the Newark Star Ledger on October 27, 2025, posting on the Municipal Building Bulletin Board, posting on the Lakewood Township website and and by notification to the Township Clerk.*

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

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## **Flag Salute | Moment of Silence honoring Military and Law Enforcement**

- 1 **ROLL CALL:**
  - For Attendance
- 2 **MINUTES:**
  - April 15, 2026
- 3 **FINANCE:**
  - STATEMENT OF ACCOUNTS:** • May 13, 2026
  - BILL LIST:** • May 13, 2026
- 4 **EXECUTIVE DIRECTOR'S REPORT:**
  - Steven Reinman, Executive Director  
Update
- 5 **ATTORNEY'S REPORT:**
  - Sean T. Kean, Esq.
- 6 **CORRESPONDENCE:**
  -
- 7 **COMMITTEE REPORTS:**
  - Site Review - Justin Flancbaum, Chairman
  - Finance Committee - Shlomo Katz, Chairman
  - Client Review Committee - Greg Stafford-Smith, Chairman
  - Park Control and Signs - Hal Halvorsen, Chairman
  - Airport Management / Development - Greg Stafford-Smith
  - Contract Review - Justin Flancbaum, Chairman
  - Strand Theater - Tom Calabro, Chairman
- 8 **OLD BUSINESS:**
  - None
- 9 **NEW BUSINESS:**
  - None
- 10 **CONSENT RESOLUTIONS:**
  - **260501** | Resolution of the Lakewood Industrial Commission Authorizing thr Sale of Real Estate
  - **260502** | A Resolution of the Lakewood Industrial Commission Memorializing Action to Pay Venfor for Work Performed Pending Reimbursement by Primary Contractor | Strand Roof Replacement Project; Vendor's Performance of Emergency Services to Mediate and Abate Damage from Water Infiltration Deemed Necessary for Property and Public Safety.

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- 11 COMMENTS FROM THE PUBLIC: •
- 12 CLOSED SESSION: • None
- 13 COMMENTS FROM THE COMMISSIONERS:
- 14 ADJOURNMENT:

**PUBLIC MEETING ACCESS Information:**

Online access / Live streaming (link) to the meeting:

[Town Hall Streams Live](#)

Meeting number (access code): 2634 904 3982

Meeting password: G2FiwGara36

[LIC Meeting 5/13/2026](#)

To join the virtual Webex meeting via phone call:

[+1-408-418-9388 United States Toll](#)

Public Comment (time-stamped/received at least 6 hours prior to the meeting and during the meeting) emailed to:

[LICComments@lakewoodnj.gov](mailto:LICComments@lakewoodnj.gov)

Comments by mail may be sent to:

Lakewood Industrial Commission, 231 3rd Street, Lakewood, NJ 08701.  
Mailed written comments must be received by 12 Noon the day before the meeting.

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:

[Remote Meeting Rules](#)

**The next meeting of the Lakewood Industrial Commission is scheduled to take place June 10, 2026 at 11:30 AM via WebEx**

# STATEMENT OF ACCOUNTS

For The Month of April 2026

	<u>OPERATIONS- Provident</u>	<u>INTRAFI</u>	<u>STRAND.THEATER- Provident</u>	<u>STRAND.TENANT.SECURITY</u>	<u>AIRPORT.REVENUE- Provident</u>	<u>Provident.HOLDING</u>	<u>Provident.HOLDING.SWEEP</u>	<u>MONEY.MARKET.FIRST.COMMERCE</u>
<b>Opening Balance</b>	\$ 218,091.75	\$ 16.97	\$ 160,324.23	\$ 2,668.23	\$ 71,926.87	\$ 100,223.20	\$ 1,333.61	\$ 597,910.10
Income	\$ 105,103.31	\$ 66,423.89	\$ 17,360.00	\$	\$ 9,854.50			
Expenses	\$ (8,443.20)	\$ (5,452.38)	\$ (11,887.01)	\$	\$ (52,345.98)			
TO Intra-Fi	\$ (70,204.24)					\$ (223.20)		
FROM Intra-Fi	\$ 5,452.38						\$ 223.20	
Bank Transfers								
Interest	\$ 535.97	\$ 66.37	\$ 359.67	\$ 5.76	\$ 135.15	\$ 215.98	\$ 3.58	\$ 1,454.38
<b>Ending Balance</b>	\$ 250,535.97	\$ 61,054.85	\$ 166,156.89	\$ 2,673.99	\$ 29,570.54	\$ 100,215.98	\$ 1,560.39	\$ 599,364.48

# Lakewood Industrial Commission

## Bill List

May 13, 2026

Num	Name	Memo	Amount
<b>1006 · Provident Bank Operations x1404</b>			
4647	MODC	2026 Silver Gulls Awards Event Sponsorship + Attendance	1,675.00
4648	Duvy's Media LLC	Ecommerce Hosting   Website Management	555.00
4649	Frantasy Enterprises, LLC	Marketing & Public Relations	2,000.00
4650	Israel Reinman	Executive Director's Car Allowance May 2026	750.00
4651	W. B. Mason	Office Supplies	150.47
4652	Anita B. Doyle	Admin Management Services + Reimbursement	2,381.50
4653	Duvy's Media LLC	Website Management	1,333.00
4654	BP Print Group	3347   LIC Marketing Cards	141.60
4655	NJ American Water Company	317 Main Street   Electricity	69.22
4656	JCP&L Airport	T-Hangar Electrical Usage	229.42
4657	Verizon Wireless	Cell Phone Service	116.69
4658	Cleary Giacobbe Alfieri & Jacobs	Legal Services	767.00
4659	Henry J. Mancini & Associates, Inc.	Appraisal Services   Land Swap   317 Main Street	7,750.00
4660	JCP&L 317 Main Street	317 Mian Street   Electrical Usage	70.88
<b>Total 1006 · Provident Bank Operations x1404</b>			<b><u>17,989.78</u></b>
<b>1010 · Provident Bank Strand x4802</b>			
728	Aggressive Property Maintenance	Strand Roof Repair   For Reimbursement	8,254.26
729	Aggressive Property Maintenance	Property Management & Maintenance Services	2,082.62
730	Ozane	Pest Control	125.00
731	NJ American Water Company	Gallery   Water Service   031226-041426	78.86
732	NJ American Water Company	FireService   Water Service   031226-041426	269.32
733	NJ American Water Company	AptsTheater   Water Service   031226-041426	687.40
734	NJ Natural Gas Co.- Strand	NJNG Bill for Reimbursement   033126-042826	1,275.42
735	JCP&L Strand	Strand Theater   Electrical Usage	78.15
<b>Total 1010 · Provident Bank Strand x4802</b>			<b><u>12,851.03</u></b>
<b>1002 · Provident Bank Airport x4810</b>			
2565	Champion Contracting Services	Septic Services	682.00
2566	LAKEWOOD TOWNSHIP MUA	Water Service   010126-033126	123.19
2567	Ascent Aviation Group	Fuel Purchase for Resale	22,133.80
2568	Optimum Cablevision	Internet Service   041526-051426	198.99
2569	Telebroad	Phone System	124.68
2570	Carr Aviation Enterprises	Airport Management Services + Reimbursement	6,912.00
2571	Remington & Vernick Engineers, Inc.	IFE	750.00
2572	JCP&L Airport	Office Trailer   Electrical Usage	477.42
2573	JCP&L Airport	Front East Area   Electrical Usage	280.70
2574	JCP&L Airport	Maint. Hangar   Electrical Usage	229.28
2575	JCP&L Airport	Maint. Hangar   Electrical Usage	22.28
<b>Total 1002 · Provident Bank Airport x4810</b>			<b><u>31,934.34</u></b>
<b>BILL LIST TOTAL</b>			<b><u>62,775.15</u></b>

# RESOLUTION

260501

*Resolution of the Lakewood Industrial Commission authorizing the sale of Real Estate.*

**WHEREAS**, pursuant to N.J.S.A. 40:44B-8 the Industrial Commission (hereafter known as LIC) is empowered to solicit businesses and industries to purchase vacant lands and property of the Township: and

**WHEREAS**, the LIC seeks to expand and enhance the functionality of Lakewood Airport by expanding business operations on the Airport site and increasing the Lakewood Township tax base while simultaneously providing services to the residents of Lakewood; and,

**WHEREAS**, the LIC is the owner of Lakewood Airport, located in Lakewood, New Jersey; and,

**WHEREAS**, said lands measure approximately 60 +/- acres and is currently a portion of Lot 242 in Block 1160 located at Airport Road; and

**WHEREAS**, it is the opinion of the LIC that the sale of said lands is in the best interest of the Township of Lakewood in encouraging business and industry to develop within its borders and promoting business expansion, returning said lands to the tax rolls and reducing unemployment within the Township: and

**WHEREAS**, **The Center for Health Education Medicine and Dentistry (CHEMED)** provides medical services to residents of the community; and,

**WHEREAS**, the LIC had obtained appraisals to establish a fair value of this property and has determined that a fair sale price for this transaction is to be established at \$26,000,000 (Twenty-Six Million and 00/100 Dollars); these two appraisals determining the sale price offered as accurate. Each appraisal was reviewed and approved by the Federal Aviation Administration; and

**WHEREAS**, the purchaser, **CHEMED**, under the terms of the proposed contract for sale, is required to develop this site over a ten year period and failure of the purchaser to comply with this term will trigger a reverter clause in which case the property will be reacquired by the LIC; and

**THEREFORE, BE IT RESOLVED** by the Industrial Commission of the Township of Lakewood that it is hereby authorizing entering into a Contract for Sale of Real Estate with **CHEMED** to convey approximately 60 +/- acres of land located at the Lakewood Airport site for an established sale price of \$26,000.000 (Twenty-Six Million and 00/100 Dollars) ;

I hereby certify that the above is a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean, at its meeting of May 13, 2026.

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THOMAS CALABRO, Secretary  
or Steven Reinman as Secretary-Designee in the  
absence of the Secretary

# RESOLUTION

## #260502

*A resolution of the Lakewood Industrial Commission memorializing action to pay Vendor for work performed pending reimbursement by primary contractor. – Strand Roof Replacement Project; Vendor's performance of emergency services to mediate and abate damage from water infiltration deemed necessary for property and public safety.*

**WHEREAS**, the Lakewood Industrial Commission, created by passage of N. J. S. A. 40:55B-1, et seq., and as amended and supplemented by Lakewood Township Revised Ordinances 2-38, et seq. entitled INDUSTRIAL COMMISSION, is charged with fostering economic and industrial development within the Township of Lakewood; and

**WHEREAS**, The Strand Theater (LIC property asset of the Lakewood Industrial Commission) sustained substantial water infiltration and damage during rain events following the “completion” of total roof replacement by MTB, LLC; and

**WHEREAS**, it was deemed prudent to secure the building safely to protect the asset and the public as soon as possible following the event(s) and;

**WHEREAS**, Aggressive Property Management was called in to mitigate the event(s) in an emergency capacity, numerous times since August 2025 which service generated invoicing requesting payment in the amount of \$8,254.26; and

**WHEREAS**, the Lakewood Industrial Commission determined that it was prudent to generate payment to Aggressive Property Management as verified and invoiced as their responsive services were fulfilled and payment was due.

**NOW THEREFORE BE IT RESOLVED and MEMORIALIZED** that it is intended that the LIC recover all outlay of payment to Aggressive for the emergency services from Contract Retainage held on the roof replacement contract with MTB Contracting (following final inspection, closure of the contract, and release of retention) to reimburse Industrial Commission accounts from which emergency services payment funds were drawn.

I certify the above to be a true copy of a Resolution adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean and State of New Jersey at its meeting held on the 13th of May, 2026.

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THOMAS CALABRO, Secretary  
Or Steven Reinman as Secretary's Designee in the  
absence of the Secretary