

LAKWOOD INDUSTRIAL COMMISSION

Regular Business Meeting

Dated: April 19, 2023 via WebEx/Town Hall Streams

Time and Place: 11:30 AM or as soon as possible thereafter

Due to constraints imposed by the State of New Jersey and the Township of Lakewood in their efforts to contain the COVID-19 pandemic, the determination has been made that the Lakewood Industrial Commission shall comply and that any meetings of the Lakewood Industrial Commission shall be conducted remotely and shall provide access to the public via electronic means until further notice.

Adequate notice of this meeting was provided in accordance with the Byron M Baer OPEN PUBLIC MEETINGS ACT

Flag Salute | Moment of Silence honoring Military and Law Enforcement

- PRESIDING** Robert Kirschner, Chairman
- 1 **ROLL CALL:** • For Attendance
- 2 **MINUTES:** • March 8, 2023
- 3 **FINANCE:**
- STATEMENT OF ACCOUNTS:** • April 19, 2023
- BILL LIST:** • April 19, 2023
- 4 **EXECUTIVE DIRECTOR'S REPORT:** • Steven Reinman, Executive Director
- Roadway Reconstruction Project progress update - Bid Opening 4/11/23 - results under review
 - Park & Ride Update
- 5 **ATTORNEY'S REPORT:** • Sean T. Kean, Esq.
- 6 **CORRESPONDENCE:** •
- 7 **COMMITTEE REPORTS:** • Site Review - Justin Flancbaum, Chairman
- **SP 2504 500 Oberlin Ave** - follow up review on Engineer's Notes made regarding the Plan
 - 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
 - (GSS) Committee Discussion on airport **facility maintenance equipment repair / replacement**
 - Contract Review - Justin Flancbaum, Chairman
 - Strand Theater - Tom Calabro, Chairman
- 8 **MARKETING AND PUBLIC RELATIONS:** • Report by Frances A. Kirschner / Frantasy Enterprises
- 9 **OLD BUSINESS:** •
- 10 **NEW BUSINESS:** •
- 11 **COMMENTS FROM THE PUBLIC:**
- 12 **CONSENT AGENDA RESOLUTIONS:** Resolution # none prepared
- 13 **NON-CONSENT RESOLUTIONS:** Resolution #
- 230401** Resolution Awarding Lakewood Industrial Park Roadway Improvements to Earle Asphalt Company
- (Individual - Roll Call Vote)

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14 COMMENTS FROM THE PUBLIC:

15 CLOSED SESSION

- Contract Negotiations / Litigation

16 COMMENTS FROM THE COMMISSIONERS:

17 ADJOURNMENT:

PUBLIC MEETING ACCESS Information:

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

https://www.townhallstreams.com/towns/lakewood_twp_nj

Meeting number (access code): 2630 097 1046

[LIC - WebEx Meeting of 4/19/23](#)

Meeting password: iaS2yMRJx76

To join the virtual Webex meeting via mobile phone call:

[+1-408-418-9388,,26300971046## United States Toll](tel:+1-408-418-9388,,26300971046##)

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

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 May 24, 2023 at 11:30 AM via WebEx

LAKEWOOD INDUSTRIAL COMMISSION
STATEMENT OF ACCOUNTS
April 19, 2023

draft	Total All LIC-Held Accounts	\$ 3,899,988.31
Checking Account (Operations) Lakeland Bank (Acct# XXXXXXX04) APY 2.89%		
Opening Balance	\$ 1,477,141.71	12/31/2022
Transfer of N12 Fuel Sales Revenue to Aprt 7/1/22-12/31/22	\$ (45,625.16)	1/10/2023
Bill List of 1/11/23	\$ (7,009.08)	1/11/2023
Deposit T-Hangars / Land Lease	\$ 6,783.35	1/26/2023
Deposit T-Hangars (cash)	\$ 475.00	1/25/2023
Payments Processed (Rent) ACH Chg Accts -	\$ 2,165.00	1/31/2023
Payments (Rent / Fuel) Processed ACH CC Accts -	\$ 19,637.94	1/31/2023
Fees Clover Processing	\$ (31.94)	1/31/2023
Fees Banquest ACH	\$ (10.00)	1/31/2023
Fees CC Discount	\$ (838.27)	1/31/2023
Fees Banquest Elect	\$ (1.85)	1/31/2023
Bank Interest Earned	\$ 3,446.94	1/31/2023
Bill List of 2/8/23	\$ (42,408.91)	2/8/2023
Payments Processed (Rent) ACH Chg Accts -	\$ 2,165.00	2/28/2023
Payments (Rent / Fuel) Processed ACH CC Accts -	\$ 23,165.38	2/28/2023
Fees Clover Processing	\$ (31.94)	2/28/2023
Fees Banquest ACH	\$ (10.00)	2/28/2023
Fees Credit Card Discount	\$ (665.78)	2/28/2023
Fees Banquest Elect	\$ (1.85)	2/28/2023
Bank Interest Earned 2/28/23	\$ 3,007.14	2/28/2023
Bank Deposit T-Hangars / CGSR/ TT&T/BlueClaws	\$ 69,429.65	3/3/2023
Bank Deposit T-Hangars / AT&T	\$ 2,983.35	3/3/2023
Bill List of 3/8/23	\$ (50,562.31)	3/8/2023
Payments Processed (Rent) ACH Chg Accts -	\$ 2,165.00	3/31/2023
Payments (Rent / Fuel) Processed ACH CC Accts -	\$ 22,336.06	3/31/2023
Fees Clover Processing	\$ (31.94)	3/10/2023
Fees Banquest ACH	\$ (10.00)	3/2/2023
Fees Credit Card Discount	\$ (774.44)	3/2/2023
Fees Banquest Elect	\$ (1.85)	3/31/2023
CC Airport Terminal Reversal/Refund - Debit	\$ (417.72)	3/1/2023
CC Airport Terminal Reversal / Refund- Debit	\$ (250.16)	3/2/2023
Bank Interest Earned 3/31/23	\$ 3,611.01	3/31/2023
Proposed Bill List of 4/19/23	\$ (51,465.84)	4/19/2023
Total Lakeland Bank OPERATIONS ACCOUNT:	\$ 1,438,363.49	
Money Market Account (Holding) Lakeland Bank (Acct# XXXXXXX90) APY 2.89%		
Opening Balance:	\$ 2,209,852.64	12/31/2022
Interest Earned 1/31/23	\$ 5,212.83	
Interest Earned 2/28/23	\$ 4,587.92	
Interest Earned 3/31/23	\$ 5,372.78	
Total Lakeland Bank MONEY MARKET ACCOUNT:	\$ 2,225,026.17	

LAKEWOOD INDUSTRIAL COMMISSION
STATEMENT OF ACCOUNTS
April 19, 2023

Checking Account (STRAND THEATER ASSET & Apartments) Lakeland		
Bank (Acct# XXXXXX02) APY 2.73%		
Opening Balance:	\$ 192,622.65	12/31/2022
Bill List of 1/11/23	\$ (11,629.15)	1/11/2023
Bank Deposit (Rent)	\$ 8,440.00	1/26/2023
Bank Interest 1/31/23	\$ 449.11	1/31/2023
Proposed Bill List of 2/8/23	\$ (9,332.73)	2/8/2023
Bank Interest earned 2/28/23	\$ 383.93	2/28/2023
Bank Deposit (Rent)	\$ 15,210.00	3/3/2023
Bill List of 3/8/23	\$ (10,925.89)	3/8/2023
Bank Interest Earned 3/31/23	\$ 456.04	3/31/2023
Proposed Bill List of 4/19/23	\$ (16,301.26)	4/19/2023
	\$ 169,372.70	
Checking Account- LAKEWOOD AIRPORT (Acct# XXXXXX10) Lakeland		
Bank APY 2.73%		
Opening Balance	\$ 117,442.61	12/31/2022
Transfer of Fuel Sales Revenue from Ops 7/1/22-12/31/22	\$ 45,625.16	1/10/2023
Proposed Bill List of 1/11/23	\$ (38,162.50)	1/11/2023
Deposit Drop Fees/Club/Tiedown/Fuel/W Hangar/container/A1+fuel)	\$ 21,133.42	1/26/2023
Deposit Fuel / Rent (cash)	\$ 751.09	1/26/2023
Bank Interest Earned 1/31/23	\$ 319.38	1/31/2023
Bill List of 2/8/23	\$ (11,010.81)	2/8/2023
Bank Interest Earned 2/28/23	\$ 290.89	2/28/2023
Deposit TieDowns / Club Fees / Hangar	\$ 5,750.00	3/3/2023
Bank Deposit - Fuel Payment / Tiedown / Club Fee	\$ 12,825.00	3/3/2023
Bill List of 3/8/223	\$ (56,676.68)	3/8/2023
Interest Earned through 3/31/23	\$ 292.60	3/31/2023
Proposed Bill list of 4/19/23	\$ (31,354.21)	4/19/2023
	\$ 67,225.95	
REAL ESTATE - ATTORNEY TRUST Acct. -		
Held by Cleary Giacobbe Alfieri Jacobs LLC		
Block 1609, Lot 36 - Deposit on Contract	\$ 10,000.00	
TOTAL Held: Attorney Real Estate Trust Acct:	\$ 10,000.00	\$ 10,000.00
TOTAL OF ALL ACCOUNT BALANCES:		\$ 3,909,988.31
Anita B. Doyle, Administrative Manager		4/19/2023

Lakewood Industrial Commission

Bill List

April 19, 2023

Num	Name	Memo	Amount
LIC OPERATIONS...			
4247	W. B. Mason	Office Supplies Inv# 236747288 Acct#C1449629	\$ 83.98
4248	Knights of Columbus #6021	Event Registration	\$ 200.00
4249	DY Consultants	Job ID 613.11 Airport Engineering Services - Land Release	\$ 30,324.42
4250	Israel Reinman	Car Allowance - April Reimb of OOP	\$ 659.83
4251	JCP&L Airport	100 117 221 182 T Hangars	\$ 522.54
4252	Colliers Engineering & Design	Inv# 828459 Proj 22011003A	\$ 13,055.54
4253	MODC	Event Registration - 3/30/23 Reinman	\$ 25.00
4254	Frantasy Enterprises, LLC	Marketing and Public Relations Services - April 2023	\$ 2,000.00
4255	Anita B. Doyle	Services as Admin of Accts 3/1/23-3/31/23	\$ 2,300.00
4256	Cleary Giacobbe Alfieri & Jacobs	Legal Services Through 3/31/23	\$ 1,350.00
4257	Verizon Wireless	Inv# 9931481338	\$ 144.53
4258	Treasurer, State of New Jersey	230430840 Annual Stormwater Discharge Fee	\$ 800.00
Total - LIC OPERATIONS...			\$ 51,465.84
Strand THEATER AND APARTMENTS			
448	Aggressive Property Maintenance	Strand Property Management and Maintenance	\$ 9,703.81
449	NJ American Water Company	1018-210023140661 FireService	\$ 233.20
450	NJ American Water Company	1018-210023140616 AptsTheater	\$ 809.69
451	NJ American Water Company	Water/Sewer Service:1018-210023100311	\$ 89.99
452	JCP&L Strand	S329553510 100 021 180 490	\$ 39.78
453	Ozane	302836 Strand 301 4th Street	\$ 125.00
454	NJ Natural Gas Co.- Strand	22-0020-0822-69 Strand 301 4th St Lakewood NJ	\$ 5,299.79
Total - Strand THEATER AND APARTMENTS			\$ 16,301.26
LAKEWOOD AIRPORT			
2194	Ascent Aviation Group	100LL Avgas Inv# 923341	\$ 19,926.26
2195	Champion Contracting Services	Septic Service - Lakewood Airport	\$ 697.00
2196	Monitronics 2022	69626 T-Hangars Fire Alarm System	\$ 1,409.22
2197	J. W. Finley Inc.	Inv# 6697	\$ 552.83
2198	Optical Scientific	Inv# S423054-AWOS - Service Call on AWOS	\$ 250.00
2199	Telebroad	14591 Phone System - 732-363-6400	\$ 124.68
2200	McKenzie Diversified Resources	Inv# 0043 Airport Manager Services March 2023	\$ 6,771.80
2201	JCP&L Airport	Lakewood Airport - Electricity to Property	\$ 1,622.42
Total LAKEWOOD AIRPORT			\$ 31,354.21
BILL LIST TOTAL			\$ 99,121.31

**RESOLUTION
230401**

RESOLUTION OF THE LAKEWOOD INDUSTRIAL COMMISSION, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE BID AWARD FOR “LAKEWOOD INDUSTRIAL PARK ROADWAY IMPROVEMENTS PROJECT” TO “EARLE ASPHALT COMPANY”, PURSUANT TO AND IN ACCORDANCE WITH N.J.S.A. 40A:11-1 ET SEQ.

WHEREAS, the Lakewood Industrial Commission (LIC) is in need of roadway improvements in order to ensure the safety of its residents and businesses; and

WHEREAS, bids were opened on April 11, 2023 at the Lakewood Township Municipal Building for said service; and

WHEREAS, six (6) bids were received; and

WHEREAS, the bid from Earle Asphalt Company, P.O. 556, Farmingdale, NJ 07727 was the lowest responsive and responsible bid at \$999,713.13; and

WHEREAS, the LIC’s Consulting Engineer, Colliers Engineering & Design, has recommended to award said contract to Earle Asphalt Company; and

WHEREAS, the Commissioners of the LIC are supportive of ascertaining the completion of vital repairs which includes milling and repaving of aged industrial park roadways to provide safe travel to and from industrial park businesses; and

WHEREAS, the LIC has adequate funds available from Industrial Commission accounts to facilitate in this repair and repaving program under guidance of the Township of Lakewood.

NOW, THEREFORE, BE IT RESOLVED that the LIC shall hereby award a Contract for the Base Bid and the Alternate A Bid for the Lakewood Industrial Park Roadway Improvements Project to **Earle Asphalt Company, P. O. Box 556, Farmingdale, NJ 07727** in the amount of **\$999,713.13**.

BE IT FURTHER RESOLVED that the Executive Director be and is hereby authorized to execute any and all documents to facilitate the LIC’s performance in this program.

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, New Jersey at its meeting held on **April 19, 2023**.

Gregory B. Stafford-Smith, Secretary
or Steven Reinman as Secretary-designee in the absence
of the Secretary

RESOLUTION

WHEREAS, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., 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	<input checked="" type="checkbox"/>
PERSONNEL	<input type="checkbox"/>
LITIGATION	<input checked="" type="checkbox"/>
OTHER	<input type="checkbox"/>
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.

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, State of New Jersey, at its meeting held on the 19th day of April 2023.

GREGORY B. STAFFORD-SMITH, Secretary

Or Steven Reinman, Secretary's Designee