

LAKEWOOD INDUSTRIAL COMMISSION

Regular Business Meeting

Date and Time: July 8, 2026 at 11:30AM or as soon as possible thereafter

Location: via WebEx/Town Hall Streams

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.

Flag Salute | Moment of Silence honoring Military and Law Enforcement

- 1

ROLL CALL:

- For Attendance
- 2

MINUTES:

- June 10, 2026
- 3

FINANCE:

STATEMENT OF ACCOUNTS:

BILL LIST:

- July 8, 2026
 - July 8, 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:

- 260701** | Resolution of the Lakewood Industrial Commission Extending Contract with Aggressive Property Management and Maintenance for an additional 12 months (through August 31, 2027) - Strand Building Maintenance and Apartments Management
 - 260702** | Resolution of the Lakewood Industrial Commission authorizing real estate negotiations relative to 317 Main Street and and 18 South Clifton Avenue

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STATEMENT OF ACCOUNTS

July 2026 Reporting

	<u>Provident OPERATIONS</u>	<u>Provident OPERATIONS INTRA-FI</u>	<u>Provident STRAND THEATER</u>	<u>Provident STRAND TENANT SECURITY</u>	<u>Provident AIRPORT REVENUE</u>	<u>Provident HOLDING</u>	<u>Provident HOLDING SWEEP</u>	<u>First Commerce MONEY MARKET</u>
Opening Balance	\$ 250,558.18		\$ 153,660.48	\$ 2,679.96	\$ 90,845.56	\$ 100,223.19	\$ 1,780.54	\$ 600,773.75
Income	\$ 57,407.48		\$ 8,270.00		\$ 29,751.60			
Expenses	\$ (57,965.66)		\$ (3,125.97)		\$ (43,362.26)			
TO Intra-Fi						\$ (223.19)		
FROM Intra-Fi								
Bank Transfers								
Interest	\$ 540.05		\$ 346.24	\$ 5.79	\$ 197.66	\$ 215.98	\$ 4.59	\$ 1,558.90
Ending Balance	\$ 250,540.05	Pending	\$ 159,150.75	\$ 2,685.75	\$ 77,432.56	\$ 100,215.98	\$ 2,224.30	\$ 602,332.65

LAKEWOOD INDUSTRIAL COMMISSION			
BILL LIST			
July 8, 2026			
	Name	Memo	Amount
LAKEWOOD AIRPORT REVENUE			
	B & F Design Studio and Architectural Services	Proposed Trailer Plans Invoice #17844 Proposed Trailer Plans Invoice #17894	\$ (2,800.00)
	Ascent Aviation Group	Fuel Purchase for Resale Invoice #1208011	\$ (28,834.68)
	Champion Contracting Services	Septic Services Invoice #90314, Invoice #90393, Invoice #90372	\$ (1,023.00)
	Agriteer	Tractor Repair Invoice #LEO-913661	\$ (9,988.64)
	Carr Aviation Enterprises	N12 Lakewood Airport Management Services Invoice #1013 Period through June 30, 2026	\$ (10,300.00)
	Telebroad	Phone System Invoice #330452	\$ (124.68)
	Eastern Janitorial Supply	Office Supplies Invoice #14129	\$ (239.17)
	Flight Light Inc.	Materials - Airport Light Supplies	\$ (3,059.24)
	Aish Fire Protection Co.	20 LB Fire Extinguisher - New NJDOT Inspection compliance	\$ (285.00)
	Ascent Aviation Group	Fuel Purchase for Resale Invoice #121558	\$ (42,986.99)
	Optimum Cablevision	Internet Service Period 061526-071426	\$ (198.99)
	Guardian Protection Services, Inc.	T-Hangar Alarm Monitoring Invoice #72701837 Horn Strobe Replacement Invoice #72627823	\$ (831.20)
		Total for Airport x4810	\$ (100,671.59)
LAKEWOOD INDUSTRIAL COMMISSION OPERATIONS:			
	HFA Certified Public Accountant	QB Online Training Invoice #KIN-1577	\$ (450.00)
	Duvy's Media LLC	Website Management Invoice #43996 Website Management Invoice #43997	\$ (1,270.00)
	W. B. Mason	Office Supplies Invoice #260680518 #262615600 #262825877	\$ (202.17)
	MODC	June MODC Board Meeting Invoice #2615	\$ (45.00)
	New Lines NJ LLC	23306-L Invoice #56951 Minor Subdivision Plan (Lakewood Township) - \$4,000.00 Minor Subdivision Plan (Ocean County) - \$3,500.00	\$ (7,500.00)
	Anita B. Doyle	Admin Management Services for June Invoice #260701	\$ (2,460.00)
	Israel Reinman	Executive Director Automobile Allowance for July	\$ (750.00)
	Frantasy Enterprises, LLC	Marketing & Public Relations for July Invoice #70826	\$ (2,000.00)
	Cleary Giacobbe Alfieri & Jacobs	Legal Services Invoice #166495	\$ (450.00)
	Chana Resnick	Reimbursement for Mileage	\$ (26.31)
	JCP&L 317 Main Street	317 Main Street Electrical Usage 100161081607	\$ (66.49)
	NJ American Water Company	Water Usage 317 Main Street 1018210054799708 For Period 051326-061026	\$ (143.44)
		Total for Operations x1404	\$ (15,363.41)
STRAND APARTMENTS ACCOUNT / STRAND THEATER			
	Aggressive Property Maintenance	Weekly Cleaning Invoice #47447 Invoice #47446 Repairs: Paint and Door Spring Interior & Exterior Work Invoice #47484 Emergency CO2 Detector Response Invoice #47499 Misc. Plumbing & Safety Work Invoice #47500 #47488 May Management	\$ (2,641.40)
	Treasurer, State of New Jersey	Fire Registration Renewal Fee Invoice #5732789 Registration #1514-045887	\$ (1,949.00)
	Owl Mechanical LLC	Box Office Unit Refrigerant Invoice #1184	\$ (725.00)
	Ozane	Termite & Pest Control Services Invoice #7620754	\$ (125.00)
	Roberts Electronics & Security, Inc.	Monitoring 7.1.26-6.30.27 Invoice #124170	\$ (504.00)
	NJ American Water Company	Fire Service Water Service 1018-210023140661 For Period 051326-061026	\$ (538.64)
	NJ American Water Company	Apts Theater Water Service 1018-210023140616 For Period 051326-061026	\$ (1,483.06)
	NJ American Water Company	Gallery Water Service 1018-210023100311 For Period 051326-061026	\$ (152.60)
		Total for Strand x4802	\$ (8,118.70)
		7/8/26 BILL LIST TOTAL	\$ (124,153.70)

RESOLUTION

260701

Resolution of the Lakewood Industrial Commission Authorizing the extension of the existing contract with Aggressive Property Maintenance for Management Services and Maintenance Services for the period effective September 1, 2026 through August 31, 2027.

WHEREAS, Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) permits the award of a Professional Services Contract without competitive bidding; and

WHEREAS, the Lakewood Industrial Commission (LIC) is the owner of the Strand Theater asset located at 400-410 Clifton Avenue; and

WHEREAS, the Lakewood Industrial Commission deems that property management and maintenance services are required to safely and responsibly maintain this asset in good condition and lawfully; and

WHEREAS, **Aggressive Property Maintenance, Inc.**, 580 Squankum Yellowbrook Road, Farmingdale, NJ 07727 was awarded a two-year contract effective September 1, 2024 for performance of building management and building maintenance services to the Strand Theater asset (which includes the apartments component); and

WHEREAS, as set forth within the contract executed, this contract term may be extended for one additional year; and

WHEREAS, the Lakewood Industrial Commission wishes to take the option to extend the contract for an additional year as referenced within the contract.

WHEREAS, adequate funds are available to fund this contract extension within Industrial Commission accounts established for operations of the Strand Theater asset.

NOW, THEREFORE BE IT RESOLVED that the Lakewood Industrial Commission shall authorize the Executive Director to negotiate and execute any and all documents needed to effect a one-year extension of the existing contract with Aggressive Property Maintenance, Inc. as indicated therein.

I hereby certify the above to be a true copy of a resolution duly adopted by the Lakewood Industrial Commission in the Township of Lakewood, County of Ocean and State of New Jersey at its meeting held on the 8th day of July, 2026.

THOMAS CALABRO, Secretary
Or Steven Reinman as Secretary's designee

RESOLUTION

260702

RESOLUTION OF THE LAKEWOOD INDUSTRIAL COMMISSION (LIC) AUTHORIZING THE EXECUTION OF A PROPERTY EXCHANGE AND DEVELOPMENT AGREEMENT IN WHICH THE LIC CONVEYS A PORTION OF 317 MAIN STREET (BLOCK 89, LOT 14) TO THE "ACQUIRING ENTITY" AND THE "CONVEYING ENTITY" CONVEYS THE PARCEL LOCATED AT 18 SOUTH CLIFTON AVENUE (BLOCK 88, LOT 9) TO THE LIC

WHEREAS, The Lakewood Industrial Commission (LIC) has, as its principal goal, the promotion and supporting of growth of economic and industrial development projects within the Township of Lakewood; and

WHEREAS, The LIC has determined that there exists a shortage of public parking in Lakewood Township which has a deleterious effect on commerce within the Township of Lakewood; and

WHEREAS, in an effort to address this parking shortage, the LIC desires to convey to the Acquiring Entity (an LLC to be formed) a portion of property (Parcel) owned by the LIC which is located at 317 Main Street, Lakewood, NJ, also known as Block 89, Lot 14, which the Acquiring Entity will subdivide and subsequently will retain such (one) subdivided lot for use as office space within the existing building (on-site) and the other subdivided lot will be retained by the LIC for use as parking; and

WHEREAS, in consideration of conveying said portion of the Parcel at 317 Main Street, also known as Block 89, Lot 14, to the Acquiring Entity, the LIC will receive from the Conveying Entity the parcel located at 18 South Clifton Avenue (also known as Block 88, Lot 9) with the Conveying Entity responsible for demolishing the existing structure so that the lot may be redeveloped and used for parking by residents and businesses of Lakewood Township; and

WHEREAS, the Conveying Entity shall pay \$15,000.00 (Fifteen Thousand and 00/100 Dollars) to the LIC, which is calculated as the difference between the appraised values of the two properties.

THEREFORE, BE IT RESOLVED, that the LIC herewith authorizes the Chairman of the LIC to execute a Development Agreement which shall set forth the terms and conditions of this transaction.

BE IT FURTHER RESOLVED, that the Executive Director be and, as the administrative staff of the LIC, is herewith authorized to take whatever ministerial actions necessary to effectuate the execution of this agreement and its purpose to support the growth and stability of Lakewood Township's commercial and business efforts.

I hereby certify the above to be a true copy of a resolution duly adopted by the industrial Commission in the Township of Lakewood, County of Ocean and State of New Jersey at its meeting held on the 8th day of July 2026.

THOMAS CALABRO, Secretary
Or Steven Reinman as Secretary's designee