

LAKEWOOD INDUSTRIAL COMMISSION MINUTES OPEN SESSION

MEETING OF: JULY 27, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

1 The meeting of the Lakewood Industrial Commission was called to order at 12:15 PM by
2 Chairman Robert Kirschner.

3
4
5

ROLL CALL FOR ATTENDANCE:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	X	
Flanbaum, Justin (JF)	X (arrived at 12:16 PM)	
Golub, Jeffrey (JG)		X
Katz, Shlomo (SK)	X	
Silberberg, Charles (CS)		X
Stafford-Smith, Gregory (GSS)	X	
Kirschner, Robert-Chairman (RK)	X	
Quorum Count:		
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	X	
Gertner, Sean – Comm Atty	X	
Doyle, Anita–Scty-Designee	X	
Staiger, Jeff – Comm.Engineer	X	

6
7
8
9
10
11
12
13
14
15
16
17
18
19

MINUTES OF THE JUNE 16, 2011

By consensus, the Commissioners authorized that approval that the minutes of the June 16, 2011 meeting be waived.

STATEMENT OF ACCOUNTS:

The statement of accounts was presented for review. No new permanent activity is taking place in LIC accounts. Deposits are being registered as exhibitors’ fees for the Lakewood EXPO. The Bill list may reflect payments to vendors for their services or products purchased for the EXPO. The Industrial Commission is still receiving \$460.00 monthly for land leased to JCP&L/ATT for cell tower at the base of tower #3 in off of Rutgers University Boulevard.

GSS/SK- Motion to accept the Statement of Accounts as presented. Carried.

LAKEWOOD INDUSTRIAL COMMISSION MINUTES OPEN SESSION

MEETING OF: JULY 27, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

20 **BILL LIST:**

21 The following bills were presented for payment approval:

Num	Name	Memo	Amount
2604	Richards Sales & Rentals	RS008438 - Lakewood Industrial Commission	\$ 786.25
2605	Israel Reinman	Reimbursement of Out of Pocket Expenses - Israeli Conference 062011-062411	\$ 2,628.21
2606	Richards Sales & Rentals	Balance Due Reservation # RS005433	\$ 911.25
2607	Anita B. Doyle	Administrator of Accounts - July 2011	\$ 400.00
2608	Bathgate, Wegener & Wolf, PC	Legal Services provided through 6/30/11	\$ 598.43
2609	BP Graphics	Printing VIP Passes Inv#132646	\$ 342.42
2610	Frantasy Enterprises, LLC	LIC#1518 Marketing & Public Relations Consulting - Lakewood Twp / LIC - July 2011	\$ 2,000.00
2611	Israel Reinman	Car Allowance - July 2011	\$ 400.00
2612	MODC	Registration S Reinman- Seminar - The Memory Switch 7/28/11	\$ 29.00
2613	Richards Sales & Rentals	Balance Due Table and setup rental 2011 EXPO	\$ 37.50
2614	Robert Kirschner	Reimbursement of our of pocket expenses relative to EXPO 2011	\$ 200.00
2615	Verizon Wireless	060511-070411 Mobile Phone Service S. Reinman	\$ 229.81
2616	Watchung Spring Water Co., Inc.	Meeting Refreshment - Acct # 127214	\$ 329.57
2617	MySecretary	Refund Exhibitors Fees - cancellation 7/5/11	\$ 150.00
2618	Devcon Security Systems	Refund / Overpayment - Lakewood 2011 Regional Business and Industry Expo	\$ 5.00
2619	Frantasy Enterprises, LLC	Design, Implementation & Management Services - Digital Photography recording of 2011 EXPO	\$ 535.00
Bill List Total:			\$ 9,582.44

22

23

Commissioner	Yea	Nay	Abstain
Brooks, Neil	X		
Flanbaum, Justin	X		
Golub, Jeffery	-	-	-
Katz, Shlomo	X	-	-
Silberberg, Charles	-	-	-
Stafford-Smith, Greg	X		
Kirschner, Robert	X	-	Abstain from #2610, 2614, 2619

24 The above bills hereby authorized for payment to be paid through Industrial Commission
25 accounts.

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION**

MEETING OF: JULY 27, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

26 **EXECUTIVE DIRECTOR’S REPORT:**

27

28 *ELCON* – During his trip to Israel, Mr. Reinman met with representatives of Elcon (water
29 treatment facility) and visited with the local regulatory agency – a counterpart of the USA’s EPA
30 or state DEP. Looking to bring Elcon in and helping them to get their approvals in line.. Also
31 met with other people in “Green” industries (recycling and clean) to build a sustainability park
32 within our industrial park.

33

34 *ED SEEGER, Lakewood Municipal Tax Assessor* had been invited to this meeting to discuss the
35 ongoing issues within the Industrial Park and of the effect of Exempt Not for Profit business
36 (schools and other) locations in the Lakewood Industrial Parks.

37

38 Mr. Seeger prepared responses from a working document and reported that in analysis, 8 schools
39 and 2 other properties that are non-profit and non government-owned businesses (10 properties)
40 totaling an assessment of appx \$26.4 M and based upon this years tax rate that would be appx
41 \$600,000 in taxes that are not collected due to the status of those 10 properties. He explained the
42 categorizations assigned to tax assessment records.

43

44 Other facts and figures were presented to and discussed by the Commissioners with Mr. Seeger
45 regarding municipal appeals, ratables, added assessments in the M-1 Zone and comparisons were
46 made in the ratables increasing in other Zones.

47

48 Comment was provided; when there is a section of the Township designed mostly for industry
49 and there is a commingling of it with other purposes not industrial or of a business nature, there
50 evolves issues regarding safety. Would it be reasonable to develop a school zone? A question
51 arose as to whether there were properties in the residential zones to better-accommodate school
52 uses. If the taxes aren’t an issue, there still exists a safety issue that needs to be addressed.
53 Example was provided: 78 (counted) children were observed walking along industrial park
54 roadways amidst major truck and commercial traffic. Sidewalks were not constructed in the
55 industrial park as part of the design of the park. A major issue is safety.

56

57 Mr. Reinman reminded the Commissioners that, according to existing Ordinances, schools are
58 permitted in all zones.

59

60 This issue is directly relative to the industrial (M-1) zone, ratables and safety. We don’t have
61 enough data to project the effect for the future. We need to focus on the commercial/industrial
62 issue. The Township is receiving feedback from businesses regarding the issue of commercial
63 vehicles and increased school vehicle traffic. They are in the process of researching the matter
64 further.

65

66 Commissioners added that we should balance all issues: commercial/industrial/residential.

67

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION**

MEETING OF: JULY 27, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

68 Mr. Gertner added comment that a final report should include footnotes. The reason for the
69 industrial park designation is that commercial ratables cost the municipality less than residential
70 ratables (trash removal, sidewalks, etc). It doesn't serve us any good purpose to be caught in the
71 minutia by discussing the "what ifs". The global debate isn't ours (Lakewood Industrial
72 Commission), it's for the Governing Body. It is our purview to represent our constituents.
73

74 Mr. Flancbaum reflected that our objectives have changed over the years. The Governing Body
75 has allowed other uses. Mr. Reinman commented that the mission of the Industrial Commission
76 is different from years ago. From the sale of lands to build the industrial park to our mission now
77 to manage the industrial environment.
78

79 It was agreed that we need to foster lines of communications.
80

81 An observation was made in that there is a school facility at Oberlin Avenue and Cedar Bridge
82 Avenue has volleyball nets set up and is using "hurricane" fencing that has been trampled appx
83 30' from the curb line. Mr. Reinman recommended that a report of this type of situation should
84 be presented to Mike Saccomanno or an agency with enforcement capability. But it does need to
85 be addressed.
86

87 Mr. Seeger noted that from an assessment standpoint, the town needs to attract new businesses to
88 Lakewood.
89

90 Statement was made that we (Lakewood Industrial Commission) are not ignoring the issue.
91

92 Mr. Reinman added that the Chairman has established a subcommittee to address industrial park
93 issues. Perhaps he can work with this subcommittee and the attorney and return with some kind
94 of draft letter of recommendation.
95

96 Mr. Seeger left the meeting at 12:47 PM
97

98 **ATTORNEY'S REPORT:**

99 Mr. Gertner advised that the majority of his report will be presented in Executive Session.
100

101 On another matter, on a global basis, he reported that he was in Washington DC – Corollary
102 Mission with the BIRD Foundation. He felt that he made some valuable contacts. Lakewood's
103 efforts are well-known within that Foundation. The BIRD Foundation assists (mostly Israeli
104 companies) to find venture capitalists to partner with in development and the funding of business
105 ventures.
106

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION**

MEETING OF: JULY 27, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

107 **CORRESPONDENCE:**

108 *Iorio Construction Company of 7/19/11 –*

109 Mr. Reinman suggested that a copy of this letter from Iorio (based on impact of traffic and safety
110 and code enforcement) be sent to the Mayor so that it can be handled through the proper
111 channels.

112

113 **COMMITTEE REPORTS-**

114 The Site review committee released recommendations to the Lakewood Planning Board relative
115 to Site Plan #'s 1961 and 1958 over the past month.

116

117 **OLD BUSINESS**

118 *2011 EXPO* – Took place on July 21st. 105 Registered Exhibitors presented their businesses;
119 about 500+ attended from the public plus about 220 exhibitor associates. Mr. Reinman added
120 that there was also increased business to business networking amongst the exhibitors which
121 received good review.

122

123 **NEW BUSINESS:**

124 Cancellation of the August Meeting as a “Summer Schedule” – The next meeting of the LIC was
125 advertised as being scheduled to take place on September 21st.

126

127 **JF/SK – Motion to cancel the August meeting of the Lakewood Industrial Commission**
128 **unless there is a matter of importance that must be addressed immediately or as soon as**
129 **possible. Carried.**

130

131 **COMMENTS FROM THE PUBLIC:**

132 Joyce Blay, 1594 Crimson Road, Toms River, NJ - ...the Governor has flirted with the idea of
133 eliminating the UEZ program...a large portion of the industrial park is in the zone...what
134 incentives would be offered to bring businesses in place of UEZ membership? ...if there are no
135 more tax incentives from the UEZ, will the LIC discuss other benefits to attract businesses?

136

- 137 • response was provided and included that there are not a majority of retail (in the
138 industrial park) businesses and that there exists a lot of incentives. The environment feeds
139 on itself. We will continue to work with the State.

140



141

142 The following resolution was offered by GSS/JF and carried to move the meeting into CLOSED
143 SESSION:

144 **WHEREAS**, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231,
145 permits the exclusion of the public from a meeting under circumstances; and

146 **WHEREAS**, this Industrial Commission of the Township of Lakewood is of the opinion
147 that such circumstances presently exist.

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION**

MEETING OF: JULY 27, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

148 **NOW, THEREFORE, BE IT RESOLVED** by the Industrial Commission of the
149 Township of Lakewood in the County of Ocean as follows:

150 1. The public shall be excluded from discussion of private and confidential matters
151 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and
152 as hereinafter specified.

153 2. The general nature of the subject matter to be discussed is as follows:

154 **CONTRACT NEGOTIATIONS**

155 **PERSONNEL**

156 **LITIGATION**

157 **OTHER**

158 3. It is anticipated at this time that the above stated subject matter will be made
159 public only when the reasons for discussing and acting on them in closed session
160 no longer exists; said determination to be made by further resolution adopted by
161 the Industrial Commission.

162 4. This resolution shall take effect immediately.

163

164 The meeting moved into CLOSED SESSION at 1:08 PM

165

166 The meeting returned to OPEN SESSION on a Motion by GS/JF and carried at 1:20 PM.

167

168 **GSS/JF – Motion to extend Organic Diversion’s LOI terms through to the LIC’s 9/21/11**
169 **meeting. Carried.**

170

171 **GSS/JF – Motion to adjourn the meeting. Carried.**

172

173 Meeting Adjourned 1:21 PM

174

175 Dated: September 20, 2011

by Anita B. Doyle
Secretary’s Designee

176