

# **LAKWOOD INDUSTRIAL COMMISSION**

Regular Business Meeting

April 5, 2017

Time and Place: 11:30AM Conference Room C (Second Floor)  
Lakewood Municipal Building, 231 Third Street, Lakewood, NJ 08701

*Adequate notice of this meeting was provided in accordance with the Senator Byron M. Baer Open Public Meetings Act, L.1975, c.231,s.1; amended 2006, c.70, s.2.*

1. **FLAG SALUTE:**
  - Flag Salute / Moment of Silence
2. **ROLL CALL:**
  - Presiding: Justin Flancbaum, Vice-Chairman
3. **MINUTES:**
  - March 8, 2017
4. **FINANCE:**
  - STATEMENT OF ACCOUNTS:**
    - April 5, 2017
  - BILL LIST:**
    - April 5, 2017
  - BUDGET TO ACTUAL REPORT:**
    - April 5, 2017
5. **COMMENTS FROM THE PUBLIC:**
6. **EXECUTIVE DIRECTOR'S REPORT:**
  - **Steven Reinman, Executive Director**
  - **UPDATE:** Lakewood Airport T-Hangar Construction
    - Change orders #005b through 012 from Iorio Construction for T-Hangar Design & Construction
  - **UPDATE** regarding **Industrial Park (M-1, PS, LP) Zoning** / reclassification / permitted uses updates; SAFE Zone
7. **ATTORNEY'S REPORT:**
  - **Sean T. Kean, Esq**
8. **CORRESPONDENCE:**
  -
9. **COMMITTEE REPORTS:**
  - COMMITTEES**
    - Site Review Committee**, Justin Flancbaum, Chairman
      - SP# Yerek LLC / Block 1160.01 Lots 242.01 & 242.02 - new construction of office/warehouse/storage facility on Airport Road. The Industrial Commission responded to the Planning Board indicating no exception to the Plan. LIC also noted to include adequate area lighting (street and parking lot) for safety and security to the complex.
      - Developing LIC policy regarding review and response to development of sites in the Industrial Parks: creation of a form that will accompany LIC comment to the Planning Board to include response to variances request / lighting / parking / sidewalks (Industrial Park was constructed in non-anticipation of sidewalks due to industrial clientele and no walking traffic / parking on the street by employees / customers.

**Finance Committee**, Shlomo Katz, Chairman

**Client Review Committee**, Greg Stafford-Smith, Chairman

**Park Control/Signs/Advertising/Promotion**, Neil Brooks, Chairman

- **SIGNS** - Removal of old LIC signs from Industrial Park
- **SIGNS** - Meet with sign companies to develop new signage
- **PARKING** - Update? Regarding issues of employee on-street parking

**Airport Mgmt/Development Committee**, Greg Stafford-Smith, Chairman

**Contract Review Committee**, Justin Flancbaum, Chairman

10. **MARKETING AND PUBLIC RELATIONS:** Report by Frances A. Kirschner / Frantasy Enterprises
11. **OLD BUSINESS:**
12. **NEW BUSINESS:** • Change of Meeting date from May 10th to May 3rd
13. **CLOSED SESSION:** None anticipated at this time
14. **CONSENT AGENDA RESOLUTIONS:** None anticipated
15. **RESOLUTIONS (Non Consent):** **170401** Change Orders #005b through 012- Lakewood Airport T-Hangar Project
16. **COMMENTS FROM THE COMMISSIONERS:**
17. **ADJOURNMENT:**

Next meeting of the LIC: May \_\_\_\_\_, 2017 at 11:30 AM

LAKEWOOD INDUSTRIAL COMMISSION  
**STATEMENT OF ACCOUNTS**

April 5, 2017

Draft			
<b>Checking Account (Investors # 729905880) Interest Rate .49%</b>	Interest Bearing		<b>\$ 3,089,457.79</b>
	<b>Balance Forward:</b>	<b>\$ 3,346,439.75</b>	<b>1/1/2017</b>
Land Lease Block 1609, Lot 21 (Land Lease AT&T cell tower)	\$ 529.00		1/4/2017
Lease payment - ABC / BlueClaws Stadium January 1, 2017	\$ 44,198.56		1/10/2017
Approved Bill List of 1/11/17 (adjustment check# 3243)	\$ (223,315.85)		1/11/2017
Bank Interest Earned through 1/31/17	\$ 1,332.99		1/31/2017
Lease payment - AT&T Land Lease - cell tower February 2017	\$ 529.00		2/6/2017
Approved Bill List of 2/8/17 (adjusted check#3251)	\$ (62,080.21)		2/8/2017
Bank Interest Earned through 2/28/17	\$ 1,227.94		2/28/2017
Lease payment - AT&T Land Lease - cell tower March 2017	\$ 529.00		3/7/2017
Approved Bill List of 3/8/17 final	\$ (60,511.10)		3/8/2017
Bank Interest Earned through 3/31/17			
Block 1609 PO Lot 21(Land Lease AT&T cell tower) - April 2017	\$ 529.00		4/1/2017
American Baseball Company - Lease Payment 4/1/17	\$ 44,198.56		4/1/2017
Proposed Bill List for 4/5/17	\$ (4,148.85)		4/5/2017
Total InvestorsBank Checking Account		<b>\$ 3,089,457.79</b>	
<b>REAL ESTATE - ATTORNEY TRUST Acct. -</b>			
<b>Held by Cleary Giacobbe Alfieri Jacobs LLC</b>			
LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held)	\$ 65,000.00	12/15/2016	<b>\$ 65,000.00</b>
<b>TOTAL Held: Attorney Real Estate Trust Acct:</b>		<b>\$ 65,000.00</b>	
<b>TOTAL OF ALL ACCOUNT BALANCES:</b>			<b>3,154,457.79</b>
Anita B. Doyle, Administrative Manager		4/5/2017	

## Lakewood Industrial Commission

## Bill List

April 5, 2017

Num	Name	Memo	Amount
3270	WOODHAVEN LUMBER	Construction materials Balance of Invoice# 495562	\$ 181.90
3271	The Hon Company	Inv#613184 (Office Furniture)/Office Reconfiguration	\$ 4,790.20
3272	Israel Reinman	Executive Director's Car Allowance April 2017	\$ 400.00
3273	Frantasy Enterprises, LLC	Public Relations and Marketing Services - April 2017	\$ 2,000.00
3274	Duvy's Media LLC	Inv# 18858 Services Thru 2/28/17	\$ 143.75
3275	Butler Office Interiors	Inv# 13770 Office Supplies - Replacement Chair Mat	\$ 55.00
3276	Cleary Giacobbe Alfieri & Jacobs	Inv# 49619 Legal Services Provided through 2/28/17	\$ 1,025.00
3277	Watchung Spring Water Co., Inc.	Acct# 127214 Order 1703200044 Office Supplies	\$ 87.93
3278	Anita B. Doyle	Administration Management Services provided to the LIC through 3/31/17 (estimated)	\$ 1,000.00
3279	Yussi's	Meeting Supplies 4/5/17	\$ 200.00
3255	Iorio Construction Company (VOIDED AND REPLACED by Ck#3280 ) approved B/L 3/8/17	<b>VOIDING</b> Progress Payment #11 2/28/17 (amending qualified bills following review) - Lakewood Airport Hangars project	\$ (27,658.76)
3280	Iorio Construction Company	PP#11REV 3/28/17 replacing PP#11 - Lakewood Airport Hangars Project	\$ 21,923.83
		<b>(Estimated) Bill List (with adjustments):</b>	<b>\$ 4,148.85</b>
<p><b>This bill list reflects VOIDING of Check # 3255 issued on 3/8/17 and issue of Check #3280 to Iorio Construction following review of change orders requested and billing previously offered. Check #3280 reflects adjustments made following review and agreement</b></p>			

## Lakewood Industrial Commission Budget vs. Actual Report January 1 through April 5 2017

Estimated (2 items for update)

	Approved Budget	Expenditures Jan - April 5	Balance Remaining / Available
<b>Ordinary Income/Expense</b>			
<b>Expense</b>			
<b>OPS - OPERATIONS</b>			
<b>3.1 - Professional Services</b>			
6353 - Engineering Services	10,000.00	0.00	10,000.00
6354 - Auditor / Accounting	3,000.00	0.00	3,000.00
<b>6350 - Marketing &amp; Pub Rel Adm</b>			
<b>3.1.3.1 - M&amp;PR Management Contract</b>			
63501 - Program Management M&PR	24,000.00	8,000.00	16,000.00
63502 - Website Mntnc LkwdTwp+LIC	10,000.00	1,056.25	8,943.75
<b>Total 3.1.3.1 - M&amp;PR Management Contract</b>	<b>34,000.00</b>	<b>9,056.25</b>	<b>24,943.75</b>
<b>Total 6350 - Marketing &amp; Pub Rel Adm</b>	<b>34,000.00</b>	<b>9,056.25</b>	<b>24,943.75</b>
6352 - Appraisal Services	5,000.00	0.00	5,000.00
6351 - Legal Services	20,000.00	3,452.20	16,547.80
<b>Total 3.1 - Professional Services</b>	<b>72,000.00</b>	<b>12,508.45</b>	<b>59,491.55</b>
<b>4 - ADMINISTRATIVE EXPENSES</b>			
6355 - Automobile Allowance	4,800.00	1,600.00	3,200.00
7601 - Cell Phone	1,200.00	0.00	1,200.00
6251 - Petty Cash	900.00	318.06	581.94
71011 - Legal Ads	750.00	305.00	445.00
71014 - Marketing-ConstantContact	750.00	0.00	750.00
71015 - LIC Exclusive Web Page	2,000.00	0.00	2,000.00
6012 - Special Events & Awards	1,500.00	0.00	1,500.00
7110 - Office Equipment	2,000.00	0.00	2,000.00
<b>6013 - Association Memberships</b>			
60132 - Monmouth/Ocean Development Cncl	260.00	260.00	0.00
60131 - Lkwd Chamber of Commerce	400.00	0.00	400.00
<b>Total 6013 - Association Memberships</b>	<b>660.00</b>	<b>260.00</b>	<b>400.00</b>
71013 - Meeting Registrations	250.00	40.00	210.00
7650 - Travel & Expenses	3,000.00	0.00	3,000.00
7602 - Exec Dir Business Developmt	1,000.00	0.00	1,000.00
<b>7125 - Unclassified Admin Expenses</b>			
7120 - Reorganization Meeting Exp	600.00	231.88	368.12
71012 - Admin Expenses - Other	3,600.00	904.78	2,695.22
<b>Total 7125 - Unclassified Admin Expenses</b>	<b>4,200.00</b>	<b>1,136.66</b>	<b>3,063.34</b>
7111 - 2017 OFFICE RECONFIGURATION		10,752.48	-10,752.48
<b>Total 4 - ADMINISTRATIVE EXPENSES</b>	<b>23,010.00</b>	<b>14,412.20</b>	<b>8,597.80</b>
<b>Total OPS - OPERATIONS</b>	<b>95,010.00</b>	<b>26,920.65</b>	<b>68,089.35</b>

**Lakewood Industrial Commission**  
**Budget vs. Actual Report**  
 January 1 through April 5 2017

Estimated (2 items for update)

	Approved Budget	Expenditures Jan - April 5	Balance Remaining / Available
<b>7760 · Independent Contractor 1099</b>			
<b>77601 · Administration Management</b>	14,700.00	4,683.75	10,016.25
<b>77602 · Data Update Project</b>	2,000.00	0.00	2,000.00
<b>Total 7760 · Independent Contractor 1099</b>	16,700.00	4,683.75	12,016.25
<b>5. · LIC Projects</b>			
<b>ARPRT · AIRPORT</b>			
<b>ARPRT1 · Lkwd Airport T-Hangars</b>			
<b>ENGINEER · Airport Hngrs design/build/bid</b>	15,000.00	0.00	15,000.00
<b>CONTR · Iorio Contract 01/25/ 16</b>	1,802,094.34	296,130.99	1,505,963.35
<b>UTIL · UTILITIES - NEW Install</b>	200,000.00	22,320.62	177,679.38
<b>Total ARPRT1 · Lkwd Airport T-Hangars</b>	2,017,094.34	318,451.61	1,698,642.73
<b>Total ARPRT · AIRPORT</b>	2,017,094.34	318,451.61	1,698,642.73
<b>SIGNAGE · Ind Pk Signage Project</b>	25,000.00	0.00	25,000.00
<b>Total 5. · LIC Projects</b>	2,042,094.34	318,451.61	1,723,642.73
<b>Total Expense</b>	2,153,804.34	350,056.01	1,803,748.33

## LAKWOOD INDUSTRIAL COMMISSION

231 Third Street, Lakewood, NJ 08701 • Telephone: (732) 364-2500  
Ext. 5395  
FAX: (732) 364-5417



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### MEMORANDUM

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**TO:** Ally Morris, Planning Board Secretary

**FROM:** Steven Reinman, Executive Director *SR*

**DATE:** March 8, 2017

**RE:** **SP #2227 – YEREK, LLC**  
**Block 1160.01, Lots 242.01 and 242.02**  
New Construction -  
2 buildings of 36,800 SF each + 2 buildings of 32,200 SF each  
Warehouse Storage Units (Office space, Storage Space, Loading)

It has been Lakewood Planning Board policy to submit site plans which may impact Lakewood's industrial zone development to the Lakewood Industrial Commission for review and comment, said comment being included as part of testimony on file for the application.

In accordance with same, please be advised that a site plan review was conducted of the subject Plan submitted by **YEREK, LLC** for construction of four new warehouse storage buildings totaling 138,000 square feet of office/warehouse storage space in Lakewood's PS Zone.

It is being requested that a waiver from backyard setback requirements of 30ft required to 20ft proposed be granted.

In review of the referenced Site Plan the Lakewood Industrial Commission will indicate "no exception" to the improvements as detailed in the Site Plan as submitted and to the setback waiver requested.

The Lakewood Industrial Commission encourages the Planning Board to include a review of area lighting (street and parking lot lighting) proposed with applicants' planning to add adequate security and safety features for businesses and clients.

This memo is being issued to complete Planning Board files.

SR:abd

cc: LIC Site Review Committee  
Commissioners, Lakewood Industrial Commission

# RESOLUTION 170401

*Resolution authorizing Change Orders in the **Design Build for Lakewood Airport Hangars** project to Iorio Construction Company.*

**WHEREAS**, the Lakewood Industrial Commission by virtue of N.J.S.A. 40:55-B-1 et seq., is statutorily charged with, among other duties, promoting the economic well-being, industrial and economic development of the Township; and

**WHEREAS**, in an effort to enhance new economic development efforts within Lakewood Township, entering into Projects to improve Lakewood Airport’s services as a municipal airport were deemed to be beneficial in the overall scheme of improving Lakewood’s industrial parks. In light of recent events occurring at Monmouth Executive Airport and its new management, it was found that owners of private aircraft were now seeking to house their assets at Lakewood Airport. Evaluation of the needs of those prospective clients provided the result that there exists no suitable accommodations to shelter aircraft. Upon further consideration, the Commissioners of the Lakewood Industrial Commission made the determination that improvements to Lakewood Airport in the construction of T-Hangar structures was warranted and would enhance their continued efforts to market Lakewood’s industrial parks as a regional destination and business center. These hangar units are intended to be leased; and

**WHEREAS**, sealed bids were received on December 17, 2015 for the construction of this project which resulted in an award of construction contract to Iorio Construction Company, 700 Vassar Avenue, Lakewood, NJ 08701 in the amount of \$2,208,638.00 (Two Million, Two Hundred Eight Thousand, Six Hundred Thirty Eight and 00/100 Dollars) for completion of all planned aspects of this phased project for three hangar structures; and

**WHEREAS**, the following contract change orders were presented for the following reasons:

All material, labor and equipment necessary to complete the following work and to adjust the total contract as indicated:		
<b>005b</b>	JCP&L Electric Service Option 2 (site prep / clearing / installing conduits 2-5” pull boxes	\$160,909.80
<b>006</b>	Winter Charges Hangar #1- concrete and additives 12/13/16	\$3,421.44
<b>007</b>	Winter Charges Hangar # 2- concrete and additives 12/21/16	\$3,654.00
<b>008</b>	Winter Buckets and Blankets	\$8,146.80
<b>009R</b>	Cost for winter concrete, additives for Hangar #3 1/9/17 (request for overtime removed)	\$5,565.24
<b>010R</b>	Cost for winter concrete, additives for Building #1, 2 & 3 (request for overtime removed)	\$631.80



**WHEREAS**, Project Manager, Kenneth Ressler (RVE) reviewed the change orders presented by the Contractor for accuracy and made comparison to the specifications prepared and responded to by the Contractor; and

**WHEREAS**, the above change orders reflect that these additional charges were not included in the bid response but were caused by conditions that were outside of the control of the Contractor.

**THEREFORE, BE IT RESOLVED**, and based on the above justifications, the Lakewood Industrial Commission hereby authorizes Change Order #005b, 006, 007, 008, 009R and 010R as requested.

I hereby certify the above to be a true copy of a resolution adopted by the Industrial Commission of the Township of Lakewood, Ocean County, New Jersey at its meeting held on the 5th day of April, 2017.

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GREGORY B STAFFORD-SMITH, Secretary  
or Steven Reinman, as Secretary-designee, in the  
absence of the Secretary