

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: FEBRUARY 17, 2016

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

1 The meeting of the Lakewood Industrial Commission was called to order at 11:46 AM by Chairman
2 Robert Kirschner.

3
4 **ROLL CALL FOR ATTENDANCE:**

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)		X
Calabro, Thomas (TC)	X	
Flanbaum, Justin (JF)	X	
Katz, Shlomo (SK)		X
Schuster, Edwin (ES)		X
Stafford-Smith, Gregory (GSS)	X	
Kirschner, Robert-Chairman (RK)	X	
Quorum Count:	4	3
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	X	
Kean, Sean – Comm Atty	X	
Doyle, Anita–Admin Mgr	X	
Staiger, Jeff – Comm. Engineer	X	
Also in attendance: Liaison Michael J. D’Elia Frances Kirschner / Frantasy Enterprises		

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6
7 **MINUTES OF THE DECEMBER 9, 2015 & JANUARY 13, 2016 MEETING:**

8 TC / JF Motion to approve the transcribed minutes of the December 9, 2015 and
9 January 13, 2016 meetings. Carried

10
11 **STATEMENT OF ACCOUNTS:**

12 The Statement of Accounts was presented for acceptance by the Commissioners. The statement is in
13 proof with bank statements issued.

14 JF/TC Motion to accept the Statement of Accounts as presented. Carried.

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17 **BILL LIST:**

18 The following bills were presented for payment approval to be paid with Industrial Commission
19 budgeted funds:

Num	Name	Memo	Amount
3134	BP Graphics	Map Copies Inv# 220341	58.50
3135	Anita B. Doyle	1/1/16-1/31/16 Administration Management Services	761.25
3136	Frantasy Enterprises, LLC	Marketing & PR Services - January + February 2016	3,636.40
3137	Remington Vernick	Engineering Services through 12/31/15 Lakewood Airport T Hangars project	2,286.25
3138	Duvy's Media LLC	Web Services: Inv#16414 / Inv# 16760	1,160.41
3139	Israel Reinman	Car Allowance February 2016	400.00
3140	Watchung Spring Water Co., Inc.	Meeting Supplies Acct#127214 Inv#6996589/Inv#7008164	134.89
3141	Cleary Giacobbe Alfieri & Jacobs	Inv# 40286 Legal Services through January 31, 2016	1,239.00
3142	Yussi's	Meeting 2/17/16 Expenses	265.50
Bill List total:			9,942.20

20

21 Question on the Bill List – JF asked about the invoice for website expenses (Duvy’s Media). Is it higher
22 than it normally is? It was explained that there was an additional component added to the website for
23 Lakewood Township (RFP registration). Mr. Reinman added that the Township is seeking to make
24 more and more resources available through Lakewood Township’s website to provide convenience to
25 the public. There may be unusual increases in billing.

26

27 GSS / JF Motion to approve payment of bills 3134-3142.

28 On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	-		
Calabro, Thomas	x		
Flancbaum, Justin	x		
Katz, Shlomo	-		
Schuster, Edwin	-		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on # 3136

29

The bill list was approved by unanimous vote.

30

31 **BUDGET TO ACTUAL REPORT:**

32 Budget to actual report was reviewed. No action was needed. Provided for information only.

33

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35 **PRESENTATION:**

36 Bob Gallo of New Jersey Natural Gas Company

- 37 • Was invited to discuss bringing in natural gas to the T-Hangars project to provide heat
- 38 • NJNG would like to serve Lakewood Airport
- 39 • Gas lines are located along Cedar Bridge Avenue
- 40 • There will be no cost to expand natural gas service to the T-Hangar area
- 41 • Discussion took place regarding access to the T-Hangar area without interfering with runways
- 42 and taxiways.
- 43 • NJNG would expand into the property with 2" or 4" mains and connect 1" laterals to the
- 44 structures and bring it to gas meter(s). Discussion also continued regarding meters for each unit
- 45 (How many? One meter per building? One meter per unit?).
- 46 • NJNG's obligation regarding connection stops at the meter
- 47 • Gas piping and equipment is the responsibility of the tenant / others
- 48 • When planning for NJNG to come onto the property, all future needs should be anticipated.
- 49 • Kiley Construction is the contractor that installs NJNG
- 50 • It was suggested to meter each individual space. Once a meter is activated, the minimum
- 51 monthly fee (\$25.00 / \$40.00 depending on the potential use inside of the building) is generated.
- 52 Account opening fee is \$15.00. \$.88/therm is the current price of natural gas
- 53 • Mr. Reinman recommended that this information of provision of gas lines for heat should be
- 54 provided to Ken Ressler (RVE). Let him validate how we want to approach this and how much
- 55 we want to lay out and put it into project plans.
- 56 • Explanation that infrared heat recommended would only heat the object, not the space. Tube
- 57 Heaters 8-25 ft high; high intensity heaters for ceilings 16-200 ft. high.
- 58 • Natural gas-fueled generator system for back up
- 59

60 TC: The hangars that we have don't have the giant ceilings. Are there any problems with fumes from
61 fuel?

62 B Gallo: Some are vented and some are not vented

63 SR: Would these be 1 meter per building or 12 meters per building?

64 B Gallo: We'll meter as you (the client) prefers. One bill to the owner/operator or we can place meters
65 at points on your building.

66 RK: Each owner would opt to have the gas in or not. We already have initial deposits for hangar space.
67 Discussion continued regarding metering and development of new hangars

68 SR: Would you run a separate line to the terminal building? Yes.

69 GSS: There is access from Cedar Bridge and Airport Road

70

71 TC asked about back up for runway lights (generator) currently. SR responded that we have a generator.

72 GSS responded: possibly #2 fuel oil.

73

74 J Staiger suggested that the gas lines go in before construction of the taxiways.

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75 BGallo: Timing?

76

77 SR: Site prep is to take place ASAP. Building construction is anticipated for early spring.

78

79 Process:

80

- Mr. Gallo indicated that he will need a copy of the Deed.

81

- NJNG will install a Right-of-Way for the main first (10' wide easement protecting NJNG in perpetuity)

82

83

- Will need a set of plans

84

- NJNG will apply for road opening permits

85

86 In terms of who installs the equipment has an installer been selected yet? Not yet.

87

88 Mr. Gallo left the meeting at 12:15 PM

89

90 **COMMENTS FROM THE PUBLIC**

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- Fran Kirschner, Marketing and Public Relations professional (Frantasy Enterprises) reported that we are working on the next LIC newsletter. If there are any recommendations for subjects and businesses to be included, she requested to be contacted so that follow-up may take place.

92

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- David Nicola of GTS Engineering introduced himself.

96

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98

99 The following resolution was offered by GSS / TC and carried to move the meeting into Closed Session:

100

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

101

102

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

103

104

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

105

106

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.

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108

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

110

CONTRACT NEGOTIATIONS

111

PERSONNEL

112

LITIGATION

113

OTHER

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- 114 3. It is anticipated at this time that the above stated subject matter will be made public only
115 when the reasons for discussing and acting on them in closed session no longer exists;
116 said determination to be made by further resolution adopted by the Industrial
117 Commission.
118 4. This resolution shall take effect immediately.
119

120 The meeting moved in to Closed Session at 12:18 PM

121 ~*~

122
123
124 On a motion by GSS/JF and carried, the meeting returned to **Open Session at 12:38PM**
125

126 **DIRECTORS REPORT**

127 Mr. Reinman reported that there was not much to update since the last meeting.

- 128 • We're continuing to see high demand – a lot of office demand
129 • Little available for sale
130 • Avenue Shops is about ready to kick off
131 o Jeff: pre-construction meeting took place with mark Chopp who is acting as the project
132 coordinator on the project.
133 o There is traffic light planned for the intersection at New Hampshire and America
134 avenues.
135 • Iorio contract for construction of T-Hangars. The contract has been reviewed by the project
136 engineers, our attorney and has been approved for LIC execution. They had a comment or two
137 about the timeline for completion of work.
138

139 **ATTORNEY'S REPORT:**

140 No report other than what was covered in Closed Session
141

142 **CORRESPONDENCE:**

- 143 • We have a note from Trident Environmental regarding CAFRA application for lands north of
144 Route 70 and west of the Parkway. We were noticed as a property owner within 200 feet of the
145 project. The Plan is available for viewing. It will be distributed to the commissioners for review.
146 We gave the then-developer of those lands an easement across Lot 228
147

148 • • •
149

150 GSS: Is there any interested in privatization of snow removal?

- 151 • SR: It is being privatized by Lakewood Township
152

153 GSS: Can we use the BlueClaws Parking lot for stacking/dumping of removed snow?

- 154 • SR: Township is addressing dump sites
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- TC: UPS was unhappy with parking on the streets
- SR: We will take a drive-through every once in a while
 - SR: We are working to get the Township Committee to disallow more schools (new) locating in the industrial parks
 - JF: Change zoning to make NO PARKING on the street at all and parking on the street “By Permit Only” for special events (during off-hours)

OLD BUSINESS:

60-acre tract: No news of forward movement yet.
SAFE Zone: Township Committee is agreement of the concept

TC: We have a prospective client requesting to construct a maintenance hangar at the airport. There has also been conversations with outside parties regarding a new terminal for Lakewood Airport.

NEW BUSINESS:

None

RESOLUTIONS:

GSS/JF Motion to adopt LIC Resolution 160201
160201 Resolution amending LIC resolution #160114 – 2016-2017 Marketing and Public Relations Contract

On Roll Call

Commissioner	Yea	Nay	Abstain
Brooks, Neil	-		
Calabro, Thomas	x		
Flanbaum, Justin	x		
Katz, Shlomo	-		
Schuster, Edwin	-		
Stafford-Smith, Greg	x		
Kirschner, Robert			x

The above resolution hereby being duly adopted by the Lakewood Industrial Commission.

COMMENTS FROM THE COMMISSIONERS:

GSS: The presentation by Bob Gallo stemmed from a MODC meeting. The natural gas for the T-Hangars is a big sell for the airport (offering heat).

GSS: Who would be responsible for the internal plumbing?

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185 SR: We could poll interested tenants as to whether they wish to lease a unit that has the potential of
186 heat available.

187

188 Hangars – we don't want them to be used solely for casual use (self-storage). Users could pull their
189 cars in when they pull their planes out.

190

191 On a motion by GSS / JF and carried, the meeting ADJOURNED at 12:54PM

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Dated: 3/24/16

by Anita B. Doyle, Administration Manager