

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: December 10, 2014

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 was called to order at 11:40 AM by Chairman Bob Kirschner.

2

3 Roll Call for attendance:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Flanbaum, Justin (JF)	x	
Katz, Shlomo (SK)		x
Rabinowitz, Sam (SR)	x	
Schuster, Edwin (ES)	x	
Stafford-Smith, Gregory (GSS)		x
Kirschner, Robert-Chairman (RK)	x	
Quorum Count:	5	2
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	x	
Kean, Sean – Comm Atty	x	
Doyle, Anita–Scty-Designee	x	
Staiger, Jeff – Comm. Engineer	x	

Fran Kirschner / Frantasy
Enterprises

Also in attendance:

4

5 **MINUTES OF THE OCTOBER 22, 2014 MEETING:**

6 JF / SR: Motion to accept the transcribed minutes of the meeting of October 22nd as submitted.
7 Carried.

8

9 **STATEMENT OF ACCOUNTS:**

10 SR / JF: Motion to accept the Statement of Accounts dated December 10, 2014 as presented. Carried

11

12 **BILL LIST:**

13 The following bills were presented for payment approval to be paid via the Industrial Commission's
14 checking account (Investors Bank):

15

Num	Name	Memo	Amount
3006	Cleary Giacobbe Alfieri & Jacobs	Legal Services: September1 through November 30, 2014	\$ 1,281.00
3007	Anita B. Doyle	Administrative Management services provided to the Lakewood Industrial Commission October 1, 201...	\$ 1,283.33
3008	Asbury Park Press	Legal Ad: RFP - professional Services for 2015 LIC	\$ 192.50
3009	Duvy's Media LLC	Invoice # 14340 Web services provided through 10/31/14	\$ 97.50
3010	Watchung Spring Water Co., Inc.	Invoice# 6178861 / account # 127214 - Meeting refreshment	\$ 86.92
3011	Israel Reinman	Executive Director's Car Allowance - December 2014	\$ 400.00

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3012	Frantasy Enterprises, LLC	Marketing and Public Relations Services provided month of December 2014	\$	2,000.00
3013	Kaitlin Williams	LIC Newsletter/ Seminar/ Marketing /Social Marketing / Services provided to the LIC	\$	42.00
			Subtotal:	\$ 5,383.25
3014	Yussi's	Meeting Expenses 12/10/14	\$	278.36
			Estimated Bill List total:	\$ 5,661.61

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JF/ES: Motion to pay bills numbered 3006 through 3014 from Industrial Commission budgetary funding.

On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Flancbaum, Justin	x		
Katz, Shlomo			
Rabinowitz, Sam	x		
Schuster, Edwin	x		
Stafford-Smith, Greg			
Kirschner, Robert	x		Abstained from voting on Bill#3012

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

The following resolution was offered by JF / ES and carried to move the meeting into Closed Session:

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

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"/> |

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- 39 3. It is anticipated at this time that the above stated subject matter will be made public
40 only when the reasons for discussing and acting on them in closed session no longer
41 exists; said determination to be made by further resolution adopted by the Industrial
42 Commission.
43 4. This resolution shall take effect immediately.
44

45 The meeting moved into Closed Session at 11:44 PM

46
47 On a motion by ES / NB and carried, the meeting returned to Open Session at 12:22 PM
48

49 **DIRECTOR'S REPORT:**

50 Mr. Reinman reported on the following matters:
51

52 ***LAKEWOOD AIRPORT:***

53 Lakewood Airport is continuing to work with various modifications that the FAA has
54 demanded of Lakewood:

- 55 • Environmental Studies
- 56 • Land or Easement Acquisition
 - 57 ○ Current plans are to obtain the easement around a basin

58 Mr. Kirschner:

- 59 • Run a road to the hangars
- 60 • Put up hangars
- 61 • Taxiways
- 62 • Apron
- 63 • Put in seed money and let it generate revenue

64
65 ***ZONING:***

66 After the 1st of the year, we will proceed on the expansion of the ABCD Zone concept. Issues
67 can be worked out between the Committee and the LIC.
68

69 ***EMAIL FROM ROBERT D'AMORE***

70 Notations of extraordinary Traffic Issues in the Industrial Campus (Oberlin Avenue and Cedar
71 Bridge Avenue as a main issue) were provided in this email. Mr. D'Amore makes the
72 suggestion that a traffic study be performed and that some balance be brought to the traffic
73 going through that area. Possibly a third lane...
74

75 Jeff Staiger joined the conversation stating that recently there have been meetings with a
76 committee of 20-25 members selected from the DOT, North Jersey Planning Authority,
77 Ocean County Engineering... looking at the Cedar Bridge corridor ..at specific intersections
78 (Cedar Bridge and NHA, Cedar Bridge and Martin Luther Kind Drive, Cedar Bridge and
79 Arlington) and where roadways are being used as by-passes to get past the congestion on

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80 Route 9. This was one of the intersections looked at. What that group is spearheading,
81 through a group from Rutgers, is by looking at the intersection, harvesting comments,
82 analyzing the comments and forwarding them to the DOT... to then go to the County to plan
83 improvements to those intersections. That intersection is controlled by the County. Mr.
84 Reinman asked Mr. Staiger to add Mr. D’Amore’s comments to the intake of commentary
85 being compiled.

86
87 Mr. Kirschner: What is the impact of the new traffic light going in at Cedar Bridge and the
88 (Quick Chek) development?
89

90 **COMMISSIONERS’ TERMS EXPIRING:**

91 The terms of Messrs. Katz and Brooks are expiring at the end of the year.
92

93 Mr. Rabinowitz announced his intention to step down as Commissioner effective
94 immediately.
95

96 ~

97 Mr. Flancbaum returned to the subject of the (Garza) Deed issue which is restricting the closing of
98 the LIC’s transaction to Lakewood Equity / Chopp...

- 99 • Suggestion to give direction to our attorney to talk with the Township attorney and offer the
100 Heir a deal.
- 101 • If it negatively impacts the town overall, we won’t offer to buy the deed out.

102 ~

103

104 **ATTORNEY’S REPORT:**

105 Mr. Kean advised that he will research regulations and the Commission’s charter and will advise as to
106 what level and how the Commission can get involved with construction of roads, hangars and other
107 improvements (as was discussed).
108

109

109 **CORRESPONDENCE:**

- 110 • Mr. Joseph Mrozek, Executive Director of the NJ Turnpike Authority, responding to Mr.
111 Reinman’s request for a meeting about development of Park N Ride at interchange 90...Mr.
112 Mrozek declined getting the Parkway/Turnpike funding involved and suggested that NJ
113 Transit be contacted.
114
- 115 • Gine Sciorilli (Ocean Beauty Supply) – Letter about the poor conditions of the roadways in
116 the industrial parks.
 - 117 ○ Mr. Flancbaum asked about the status of industrial park roadway repairs.
 - 118 ▪ Mr. Reinman stated that there is a small amount of money out of the annual
119 DOT grant that this year was earmarked to address industrial park roadway

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120 repair. A quick study was performed of what needs to be done. Two ends of
121 Swarthmore Avenue could be covered. Quick patch jobs are not an issue.
122

123 **COMMITTEE REPORTS:**

- 124 • Mr. Flancbaum reported on a site plan submitted for review of Excel VII building expansion.
125 He further advised that the subcommittee responded to the Lakewood Planning Board
126 indicating no exception to the plans as presented.
127

128 **OLD BUSINESS:**

- 129 • SURVEY - PROPOSAL from RVE for Lakewood Airport outbound survey / installation of
130 monuments (option of stake and concrete). Aerial topography, setting of 12 monuments,
131 subdivision of 60 acres from other Lakewood Airport acreage and setting of those property
132 corners. The proposal came in at \$47,500 with all of the options requested by the
133 Commissioners and which included the next phase. The proposal is not inclusive of wetlands
134 delineation/flagging. It was recommended that wetlands delineation would be performed later
135 (after subdivision of 60 acres off of the airport).
136 Suggestion was made to put together a committee to discuss the land release project.
137
- 138 • SCHEDULE OF 2015 MEETINGS was presented for review. The meeting was moved to the
139 second Wednesday of the month from the fourth Wednesday to accommodate current
140 attendance conflicts.
141
- 142 • BILLBOARDS – Mr. Staiger provided a map with markings of locations / visible areas within
143 the industrial park and its perimeter that might be good locations of bill board-type signage.
144 Discussion continued among the commissioners regarding revenue generated and
145 revitalization of the industrial park by advertising with billboards. We need to check the
146 ordinances.
147

148 **COMMENTS FROM THE PUBLIC:**

- 149 • Fran Kirschner – Continues to send out press releases. The 2nd LIC newsletter is being
150 planned due to come out in April 2015.
151
152

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153 **RESOLUTIONS:**

154 #141201 Resolution memorializing LIC action to vacate the vegetative buffer along New
155 Hampshire Avenue (H & H LLC project)

156
157 Motion by NB / JF to adopt resolution # 141201.

158 On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Flanbaum, Justin	x		
Katz, Shlomo			
Rabinowitz, Sam	x		
Schuster, Edwin	x		
Stafford-Smith, Greg			
Kirschner, Robert	x		Abstained from voting on Bill#3012

159 The above motion being duly adopted by the Lakewood Industrial Commission.

160

161 Resolution # 141202 was tabled.

162

163 **COMMENTS FROM THE COMMISSIONERS:**

164 Mr. Rabinowitz expressed that it was a pleasure serving on the Commission.

165

166

167 Dated: December 31, 2014

by Anita B. Doyle

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169