

# **LAKWOOD INDUSTRIAL COMMISSION**

Regular Business Meeting

July 12, 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: Robert Kirschner
3. **MINUTES:**
  - June 14, 2017
4. **FINANCE:**
  - STATEMENT OF ACCOUNTS:**
    - July 12, 2017
  - BILL LIST:**
    - July 12, 2017
  - BUDGET TO ACTUAL REPORT:**
    - July 12, 2017
5. **COMMENTS FROM THE PUBLIC:**
6. **EXECUTIVE DIRECTOR'S REPORT:**
  - **Steven Reinman, Executive Director**
  - **UPDATE:** Lakewood Airport T-Hangar 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:**
  - J Staiger 7/11/17 : ref SP2128A recommendation regarding development on Block 961, Lot 2.01 with reference to adjacent property (Lakewood Stadium) activities and installation of barriers (natural and man-made) to deter public traffic from cutting through the office building's site.
9. **COMMITTEE REPORTS:**
  - COMMITTEES**
    - Site Review Committee,** Justin Flancbaum, Chairman
      - No new Plans reviewed since June 14th
    - Finance Committee,** Shlomo Katz, Chairman
    - Client Review Committee,** Greg Stafford-Smith, Chairman
    - Park Control/Signs/Advertising/Promotion,** Neil Brooks, Chairman
    - 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:**
  - Roadways Repair:** Amendatory Agreement between the Township of Lakewood and the County of Ocean to increase Schedule C project scope to include roadway improvements to Lakewood industrial park roadways: Swarthmore Avenue, Bennett Boulevard, Towbin Avenue and Oberlin Avenue through the "Schedule C" program.
12. **NEW BUSINESS:**
  - Summer Schedule:
    - Request to cancel the LIC August meeting** if no time-sensitive business requires action. Difficulty in achieving quorum in August.
13. **CLOSED SESSION:**
  - Contract Negotiations

14. CONSENT AGENDA RESOLUTIONS:

None anticipated

15. RESOLUTIONS (Non Consent):                   **170701**

Resolution authorizing the reimbursement to Lakewood Township in the sum of \$350,000.00 for roadway repair to industrial park roadways deemed in need of repaving. Performance of these repairs is to be done in conjunction with the County of Ocean's "Schedule C" program.

16. COMMENTS FROM THE COMMISSIONERS:

17. ADJOURNMENT:

Next meeting of the LIC: August 9, 2017 at 11:30 AM

**LAKWOOD INDUSTRIAL COMMISSION**

Statement of Accounts

July 12, 2017

Draft			
<b>Checking Account (Investors # 729905880) Interest Rate 6/30/17 APYE</b>			
.76%	Interest Bearing		
<b>Balance Forward:</b>	<b>\$ 3,346,439.75</b>	<b>1/1/2017</b>	<b>\$ 2,335,446.65</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	\$ 1,355.32	3/31/2017	
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	
Approved Bill List for 4/5/17	\$ (4,160.10)	4/5/2017	
Bank Interest Earned April 2017	\$ 1,939.90	4/30/2017	
May Meeting was Canceled			
Block 1609 PO Lot 21(Land Lease AT&T cell tower) - May, 2017	\$ 529.00	5/24/2017	
Land Lease Block 1606, p/o Lot 9	\$ 10,000.00	5/24/2017	
Refund - Arrow Locksmith (keying systems) Office Reconfigure	\$ 907.55	5/24/2017	
Bank Interest Earned May 2017	\$ 1,972.61	5/31/2017	
May Bills (released 5/10/17)	\$ (92,315.84)	5/10/2017	
Approved Bill List for June 14, 2017	\$ (680,064.01)	6/14/2017	
Bank Interest Earned June 2017	\$ 1,675.58	6/30/2017	
Block 1609, Lot 21 AT&T Cell Tower - June 2017	\$ 529.00	7/6/2017	
Block 1609, Lot 21 AT&T Cell Tower - July 2017	\$ 529.00	7/6/2017	
American Baseball Company - Lease Payment 7/1/17	\$ 44,198.56	7/6/2017	
Proposed Bill List for 7/12/17	\$ (472,067.16)	7/12/2017	
<b>Total InvestorsBank Checking Account</b>	<b>\$ 2,335,446.65</b>		
<b>REAL ESTATE - ATTORNEY TRUST Acct. -</b>			
<b>Held by Cleary Giacobbe Alfieri Jacobs LLC</b>			<b>\$ 65,000.00</b>
LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held)	\$ 65,000.00	12/15/2016	
<b>TOTAL Held: Attorney Real Estate Trust Acct:</b>	<b>\$ 65,000.00</b>		
<b>TOTAL OF ALL ACCOUNT BALANCES:</b>			<b>2,400,446.65</b>
Anita B. Doyle, Administrative Manager		7/12/2017	

**Lakewood Industrial Commission**  
**Bill List**  
**July 12, 2017**

<b>Number</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
3308	Township of Lakewood	Schedule C- Industrial Park Roads	350,000.00
3309	Iorio Construction Company	PP#15 Lakewood Airport T-Hangars	114,209.20
3310	Cleary Giacobbe Alfieri & Jacobs	Inv#51940 thru 6/30/17	644.00
3311	TRSC, Inc.	Inv# 2981470-0 our PO#17011	1,344.00
3312	Anita B. Doyle	6/1/17-6/30/17 Administration Management Svcs	840.00
3313	Watchung Spring Water Co., Inc.	Inv#7899281 Acct# 127214	29.96
3314	Israel Reinman	Executive Director's Car Allowance July + August 2017	800.00
3315	Frantasy Enterprises, LLC	Marketing and Public Relations Services July & August 2017	4,000.00
3316	Yussi's	Meeting Expenses (Estimated)	200.00
		<b>July 2017 Bill List Total (Estimated)</b>	<b>472,067.16</b>

**Lakewood Industrial Commission**  
**Budget vs. Actual**  
January through July 12, 2017

	Budget/Amended Budget	Expenditures Jan - Dec 17	Balance Remaining
<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
6350 - Marketing & Pub Rel Adm			
<b>3.1.3.1 - M&amp;PR Management Contract</b>			
63501 - Program Management M&PR	24,000.00	16,000.00	8,000.00
63502 - Website Mntnc LkwdTwp+LIC	10,000.00	1,916.59	8,083.41
<b>Total 3.1.3.1 - M&amp;PR Management Contract</b>	<b>34,000.00</b>	<b>17,916.59</b>	<b>16,083.41</b>
<b>Total 6350 - Marketing &amp; Pub Rel Adm</b>	<b>34,000.00</b>	<b>17,916.59</b>	<b>16,083.41</b>
6352 - Appraisal Services	5,000.00	0.00	5,000.00
6351 - Legal Services	20,000.00	5,118.20	14,881.80
<b>Total 3.1 - Professional Services</b>	<b>72,000.00</b>	<b>23,034.79</b>	<b>48,965.21</b>
<b>4. - ADMINISTRATIVE EXPENSES</b>			
6355 - Automobile Allowance	4,800.00	3,200.00	1,600.00
7601 - Cell Phone	1,200.00	0.00	1,200.00
6251 - Petty Cash	900.00	475.59	424.41
71011 - Legal Ads	750.00	305.00	445.00
71014 - Marketing-ConstantContact	750.00	405.00	345.00
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
6013 - Association Memberships			
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	120.00	130.00
7650 - Travel & Expenses	3,000.00	0.00	3,000.00
7602 - Exec Dir Business Developmt	1,000.00	0.00	1,000.00
7125 - Unclassified Admin Expenses			
7120 - Reorganization Meeting Exp	600.00	231.88	368.12
71012 - Admin Expenses - Other	3,600.00	1,560.60	2,039.40
<b>Total 7125 - Unclassified Admin Expenses</b>	<b>4,200.00</b>	<b>1,792.48</b>	<b>2,407.52</b>
7111 - **NEW** 2017 OFFICE RECONFIGURATION		13,377.93	-13,377.93
<b>Total 4. - ADMINISTRATIVE EXPENSES</b>	<b>23,010.00</b>	<b>19,936.00</b>	<b>3,074.00</b>
<b>Total OPS - OPERATIONS</b>	<b>95,010.00</b>	<b>42,970.79</b>	<b>52,039.21</b>

**Lakewood Industrial Commission**  
**Budget vs. Actual**  
 January through July 12, 2017

	Budget/Amended Budget	Expenditures Jan - Dec 17	Balance Remaining
<b>7760 - Independent Contractor 1099</b>			
77601 - Administration Management	14,700.00	7,490.00	7,210.00
77602 - Data Update Project	2,000.00	0.00	2,000.00
<b>Total 7760 - Independent Contractor 1099</b>	<b>16,700.00</b>	<b>7,490.00</b>	<b>9,210.00</b>

**5. - LIC Projects**

<u>**NEW** Schedule C - ROADWAY REPAVING</u>		350,000.00	-350,000.00
<u>ARPRT - AIRPORT</u>			
RWE6ACQ - UNANTICIPATED EXPENSE		53,000.00	-53,000.00
<u>ARPRT1 - Lkwd Airport T-Hangars</u>			
ENGINEER - Airport Hngrs design/build/bid	15,000.00	0.00	15,000.00
CONTR - Iorio Contract 01/25/16	1,802,094.34	1,117,825.31	684,269.03
UTIL - UTILITIES - NEW Install	200,000.00	22,320.62	177,679.38
<b>Total ARPRT1 - Lkwd Airport T-Hangars</b>	<b>2,017,094.34</b>	<b>1,140,145.93</b>	<b>876,948.41</b>
<b>Total ARPRT - AIRPORT</b>	<b>2,017,094.34</b>	<b>1,193,145.93</b>	<b>823,948.41</b>
<u>SIGNAGE - Ind Pk Signage Project</u>	25,000.00	0.00	25,000.00
<b>Total 5. - LIC Projects</b>	<b>2,042,094.34</b>	<b>1,543,145.93</b>	<b>498,948.41</b>

<b>Total</b>	<b>2,153,804.34</b>	<b>1,593,606.72</b>	<b>560,197.62</b>
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# *Township of Lakewood*

## OFFICE OF THE MUNICIPAL ENGINEER AND PLANNING BOARD

231 THIRD STREET

LAKWOOD, NEW JERSEY 08701

(732) 364-2500; FAX (732) 994-4563

JEFFREY W. STAIGER, P.E., P.P., C.M.E.  
TOWNSHIP ENGINEER

ALLY MORRIS  
PLANNING BOARD ADMINISTRATOR

To: Graham J. Macfarlane, P.E., P.P., C.M.E.  
PDS LLC  
1245 Airport Road, Suite 1  
Lakewood, New Jersey 08701

July 11, 2107  
RV&V Job No. 15151752

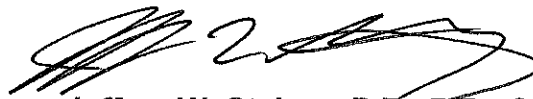
### Administrative Approval

**DEVELOPER:** Avenue of the States LLC  
**APPLICATION NUMBER:** SP 2128A  
**BLOCK #:** 961      **LOT(S) #:** 2.01

We are in receipt of the revised grading plan dated March 24, 2017, last revised June 23, 2017, prepared by your office for the above-referenced project regarding alternative grading. While not shown on the grading plan it was discussed and agreed that landscaping along the curb line of the proposed area of the office building will be provided. As previously noted this office has a concern that once the grade difference and existing trees are removed that people utilizing the gravel parking area may cut through the proposed office building's site, especially after events. Currently the parking lot of the Blue Claws Stadium is contained via the entrances as well as natural barriers around the perimeter. Should people cut through the office's property, this office recommends that the burden of installing additional landscaping, fencing or barriers or other means to prevent such shall be the sole responsibility of the owner of Lot 2.03 Block 961 and that the Township of Lakewood, the Lakewood Industrial Commission and the Blue Claws shall not be required to contribute or install any such barrier to deter said action. Providing the applicant agrees with the recommendations contained herein our office takes no exception to the grading revisions and the grading modifications are accepted as submitted.

Should you have any questions or desire additional information, please contact this office.

Very truly yours,  
**Remington, Vernick & Vena Engineers**



**Jeffrey W. Staiger, P.E., P.P., C.M.E.**  
Township Engineer

JWS:

Cc: Mr. Thomas Henshaw, Municipal Manager  
Mr. Steven Reinman, Executive Director of Lakewood Industrial Commission  
Inspector, RVV

**AMENDATORY AGREEMENT**

**THIS AMENDATORY AGREEMENT** made this        day of        , between the **County of Ocean**, a body politic and corporate in law of the State of New Jersey, hereafter called the party of the first part, and **Township of Lakewood**, a local governmental unit of the State of New Jersey, herinafter called the party of the second part.

✕ **WHEREAS** the governing body of **Township of Lakewood** entered into an agreement with the County of Ocean on May 3, 2017 for some type of road maintenance, road overlay, hauling of sweepings and repair of the Local Governmental Unit Roads; and

**WHEREAS** the said governing body of the **Township of Lakewood** has now requested that they be permitted to increase the amount of the contract.

**WITNESSETH** that the said parties in consideration of the premises and agreements hereafter contained, do hereby mutually agree as follows:

1. The Agreement between County of Ocean and the **Township of Lakewood** dated May 3, 2017 is hereby amended as follows:
2. The governing body of the **Township of Lakewood** shall pay to the County Treasurer the additional sum of \$ **350,000.00** for anticipated expenditures.
3. The annual total amounts for each category of County Services is revised to include the Amendatory Agreement as follows:

	<u>Original Amount</u>	<u>Increased Amount</u>	<u>Year to Date Total</u>
Road Department	\$30,000.00	\$ <b>350,000.00</b>	\$ <b>380,000.00</b>
Engineering Department	\$10,000.00	\$ <b>-0-</b>	\$ <b>10,000.00</b>

4. All other provisions and conditions of the aforementioned agreement, dated May 3, 2017 shall remain in full force and effect.

**IN WITNESS WHEREOF** the County of Ocean has caused these presents to be signed by the Director of the Board of Chosen Freeholders attested by the Clerk of the said Board and the Corporate seal of the said County to be thereto affixed the day and year first above written.

**AND** the **Township of Lakewood** in the County of Ocean has caused these presents to be signed by the mayor, attested by the Clerk and its corporate seals to be hereto affixed the day and year first written.



ATTEST:

COUNTY OF OCEAN

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Joseph H. Vicari, Freeholder-Director

ATTEST:

LOCAL GOVERNMENTAL UNIT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name Title

\_\_\_\_\_  
Print Name Title

# RESOLUTION

**WHEREAS**, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., 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:

<b>CONTRACT NEGOTIATIONS</b>	<input checked="" type="checkbox"/>
<b>PERSONNEL</b>	<input type="checkbox"/>
<b>LITIGATION</b>	<input type="checkbox"/>
<b>OTHER</b>	<input type="checkbox"/>

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

4. This resolution shall take effect immediately.

I hereby certify that the above is a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean, State of New Jersey, at its meeting held on the 12<sup>th</sup> day of July, 2017.

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**GREGORY B. STAFFORD-SMITH**, Secretary  
or Steven Reinman as Secretary's-Designee

# RESOLUTION 170701

*Resolution of the Lakewood Industrial Commission authorizing appropriation of funding for the repaving of industrial park roadways under Ocean County's "Schedule C" and reimbursement to the Township of Lakewood for their contractual participation in this repaving program.*

**WHEREAS**, N.J.S.A. 40:55B-1 et seq., established and described the purposes of an industrial commission; and

**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**, it has been determined that a number of Lakewood industrial park roadways are in need of repair; and

**WHEREAS**, the County of Ocean had entered into an Agreement with Lakewood Township on May 3, 2017 to perform road maintenance, road overlay, hauling of sweepings and repair of the Local Governmental Unit Roads and has agreed to extend their program under "Schedule C" to Lakewood to include certain industrial park roadways; and

**WHEREAS**, the Commissioners of the Lakewood Industrial Commission are supportive of the program for repair and repaving of aged industrial park roadways to provide safe travel to and from Lakewood industrial park businesses; and

**WHEREAS**, the estimated cost of the repaving of designated areas of (1) Swarthmore Avenue, (2) Bennett Boulevard, (3) Towbin Avenue, and (4) Oberlin Avenue is \$350,000.00 if performed under "Schedule C"; and

**WHEREAS**, the Lakewood Industrial Commission has adequate funds available to reimburse the Township of Lakewood for their financial outlay in this repair program.

**NOW THEREFORE, BE IT RESOLVED**, that the Lakewood Industrial Commission shall support the repaving program for Lakewood industrial park roadways and shall provide funding in the amount of \$350,000.00 to the Township of Lakewood in their extension of their current contract with the County of Ocean under Schedule C.

**BE IT FURTHER RESOLVED, that**

- The Executive Director be and is hereby authorized to execute any and all documents to facilitate performance in this program
- Payment will be provided to the Township of Lakewood upon demand in the conclusion of this program.
- An authenticated copy of this Resolution shall be forwarded to the Mayor, Township Committee, the Chief Financial Officer and Township Manager.

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 12<sup>th</sup> day of July, 2017.

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**GREGORY B. STAFFORD-SMITH**

Secretary

or Steven Reinman as Secretary-designee, in the absence of the Secretary