

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: OCTOBER 14, 2015

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 11:37 AM by Chairman Robert Kirschner.
2

3 **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:	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	

Also in attendance: Michael J. D’Elia, Co-Liaison; Frances Kirschner/Frantasy Enterprises Marketing and Public Relations

4
5 **MINUTES OF SEPTEMBER 9TH**

6 Calabro/Flanbaum: Motion to approve the transcribed meeting minutes of September 9, 2015 as
7 written. Carried.
8

9 **STATEMENT OF ACCOUNTS dated October 14, 2015**

10 The Statement of Accounts presented reflected earned bank interest, receipt of a land lease payment
11 from AT&T for the cell tower property, and the 2nd installment / lease payment for the Stadium.

12 Calabro / Brooks: Motion to accept the Statement of Accounts as presented. Carried.
13

14 **BILL LIST dated October 14, 2015:**

15 The following bills were presented for payment approval to be drawn from Industrial Commission
16 funds:

Num	Name	<i>Final</i>	Memo	Amount
3097	Frantasy Enterprises, LLC		Marketing & Public Relations Svcs Oct & Nov 2015	3,272.72
3098	Anita B. Doyle		Administrative Management Services provided 9/1/15-9/30/15	1,102.50
3099	Greater Media Newspapers		Acct#84414 TriTown Legal Ads Marmur & Starmark	73.95
3100	Asbury Park Press		AcctASB-9456/Order #749445 Notice to Bidders - T Hangars	152.00
3101	MGL Forms-Systems		Inv#131979 L010 Minute Book Paper	64.00

LAKEWOOD INDUSTRIAL COMMISSION MINUTES

OPEN SESSION • MEETING OF: OCTOBER 14, 2015

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

3102	Israel Reinman	Car Allowance for October & November 2015	800.00
3103	Duvy's Media LLC	Inv# 15881 Services thru 8/31/15 E-Commerce hosting Public Notices Banner changes	204.17
3104	Watchung Spring Water Co., Inc.	Ref:#6776992 Acct#127214	86.93
3105	Yussi's	<i>Meeting Expenses (estimated)</i>	190.88
3106	W. B. Mason	Inv#128939497 Office Supplies	237.22
3107	Cleary Giacobbe Alfieri & Jacobs	Inv#37256 legal Services through 9/30/15	966.00
3108	Lakewood Chamber of Commerce	Registration Fees: LCOC Citizen of the Year	770.00

Bill List (Estimated) Total 7,920.37

17 **ON ROLL CALL:**

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	x		
Katz, Shlomo			
Schuster, Edwin			
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on item # 3097

18 Bill list was approved for payment.

19
20 **COMMENTS FROM THE PUBLIC:**

21 Mr. Frank Fine (AOPA) introduced himself to the Commissioners and expressed his appreciation that
22 the LIC is taking interest in Lakewood Airport.

23
24 **EXECUTIVE DIRECTOR'S REPORT**

25 Mr. Reinman:

- 26 1. Lakewood Airport
- 27 a. RVE has prepared Bid Specs for Design-Build of airport hangars. The bid was to be
28 published but a glitch in timing occurred regarding calendaring publishing and
29 submission of bids. Also the engineer had received some questions from potential
30 bidders. What Mr. Reinman authorized was to push it out another 2 weeks.
- 31 b. Question: How do we act after the bid opening?
- 32 i. Option 1- Hold a Special Meeting where we can act on the bids
- 33 ii. Option 2- Adopt an LIC resolution today authorizing the Executive
34 Director with the Chairman and the Airport Subcommittee to review the bids
35 and authorize action with memorializing of action at the next meeting in
36 December.
- 37 iii. To expedite the action, we can adopt the resolution and act with subcommittee
38 recommendation. If a special meeting can be called, we will try that first. By

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: OCTOBER 14, 2015

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

39 consensus, the adoption of the Resolution authorizing action with Chairman and
40 Airport Subcommittee review was acceptable.

41 c. **SAFE ZONE**

42 i. There is some movement on schools. He suggested that we ask Liaison D’Elia
43 to convey to the Township Committee whether there was some way to have it
44 coincide timewise.

45 1. Mr. D’Elia advised that there needs to be something that we can give
46 them.

47

48 Attorney Bradley Tishman arrived at 11:46 AM

49

50 **ATTORNEY’S REPORT:**

51 No report.

52

53 **CORRESPONDENCE:**

54 1. Correspondence was received by the LIC Office from Stafford-Smith Realty indicating an
55 interest in Block 1608, Lot 2.

56 a. The office responded back that this property is under contract.

57

58 **COMMITTEE REPORTS:**

59 No committees met.

60

61 **OLD BUSINESS:**

62 1. The 60-acre tract (Non Aviation lands adjacent to Lakewood Airport)

63 a. The appraisers are working on evaluating, developing and providing a fair market value
64 for the property (Marmur and Starmark have been awarded the appraisal job)

65 b. A year or so ago, we started discussions with the FAA regarding Land Release and how
66 it would be handled.

67 i. FAA had concerns about the LIC’s status within the Township of Lakewood

68 ii. We need to market the property without clear lines drawn (formal subdivision);
69 the FAA will only consider Land Release with a bona fide contract in hand.

70 c. Monuments (survey work)

71 i. Mr. Kirschner commented on the monuments (disturbed).

72 1. Mr. Reinman responded that when they have a disturbed monument –
73 it’s someone else’s monument and these are not moved. There are
74 notations made on the map.

75 2. Mr. Stafford-Smith: Are we able to get an accurate assessment of what
76 is ours even with disturbed monuments? Yes. The calculations are made
77 to take discrepancies into account.

78 3. They did go out and set the other monuments that we asked them to do
79 and they’ve given us revised maps that show everything.

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: OCTOBER 14, 2015

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

- 80 ii. Mr. Staiger commented regarding monuments – on surveys, monuments might
81 by offset a certain distance from the property. That’s basically how it’s indicated.
82 They don’t go back to correct that or change it because it’s based on THAT
83 surveyor’s information that THAT monument is off by a certain measurement.
84 These discrepancies are usually minor and when there is a disputed discrepancy,
85 further research will be needed.
86

87 **NEW BUSINESS:**

88 No new business was presented.
89

90 We have a real estate closing (New Hampshire Holdings) scheduled for October 15th. It was supposed
91 to happen on the 14th, but there was a discrepancy in one of the LIC’s resolutions with a transposition
92 of acreage numbers which ultimately affected the calculation of price. A corrective resolution is being
93 offered for approval under RESOLUTIONS.
94

95 **The following resolution was offered by Calabro/Stafford-Smith to move the meeting into Closed**
96 **Session at 11:56 AM**
97

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

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

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

- 104 1. The public shall be excluded from discussion of private and confidential matters
105 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
106 hereinafter specified.
107 2. The general nature of the subject matter to be discussed is as follows:

108 CONTRACT NEGOTIATIONS	<input checked="" type="checkbox"/>
109 PERSONNEL	<input type="checkbox"/>
110 LITIGATION	<input checked="" type="checkbox"/>
111 OTHER	<input type="checkbox"/>

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

118 **The meeting returned to Open Session on a Motion by GSS/JF and carried at 12:21 PM**

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: OCTOBER 14, 2015

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

119 **RESOLUTIONS:**

151001 Resolution amending LIC Resolution # 130301 (correction of transposed acreage posted affecting calculations)

Flancbaum / Stafford-Smith: Motion to adopt the above resolution. On Roll Call.

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

This resolution hereby being duly adopted by the Lakewood Industrial Commission.

151002 Resolution of the Lakewood Industrial Commission Authorizing the Executive Director to proceed with award of bid following review and recommendation by the project engineer and Airport Committee for such award. Project: T-Hangar Design/Build at Lakewood Airport

Stafford-Smith/Calabro: Motion to adopt the above resolution.

On Roll Call:

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

This resolution hereby being duly adopted by the Lakewood Industrial Commission.

120
121
122
123
124
125
126
127
128
129
130
131

COMMENTS BY THE COMMISSIONERS:

1. Co-Liaison D'Elia- The opinion regarding the land and the clouded title issue was his personal opinion. Not the opinion of the Township Committee.

GSS/JF Motion to Adjourn. Carried.
Meeting adjourned at 12:26 PM

Dated: December 8, 2015

by Anita B. Doyle
Administrative Manager