

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 26, 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 11:44 AM by Chairman Robert Kirschner.
2

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Flancbaum, 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:	6	1
<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: Frances Kirschner of Frantasy Enterprises (M&PR for Lakewood Township/LIC);

3
4 **MINUTES OF THE 1/29/14 and 2/26/14 MEETINGS**

5 GSS/ES: Motion to approve the minutes of the January 29th and February 26, 2014 meetings.
6 Carried.

7
8 **STATEMENT OF ACCOUNTS:**

9 The LIC’s Statement of Accounts dated March 26, 2014 was prepared and presented for acceptance.
10 GSS/JF: Motion to accept the Statement of Accounts as presented. Carried.

11
12 **BILL LIST** dated March 26, 2014

13 The following bills were presented to the Commissioners for payment approval to be paid by
14 Industrial Commission budgeted funds:

Num	Name	Memo	Amount
2933	Cleary Giacobbe Alfieri & Jacobs	Inv#227 Legal Services Provided through 2/28/14	\$ 910.00
2934	Duvy's Media LLC	Inv#13232 Lakewood Website and Data Management through February 28, 2014	\$ 432.76
2935	Frantasy Enterprises, LLC	Inv# LIC1600 Marketing and Public Relations Services provided to the Lakewood Industrial Commiss...	\$ 2,000.00
2936	Israel Reinman	Executive Director's Car Allowance - Month of March 2014	\$ 400.00

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2937	E. J. Schuster's	Inv# 492019-0 / 492019-1 Office Supplies for LIC Office	\$	226.17
2938	Verizon Wireless	Inv#9721264209 - 732-232-9700	\$	66.19
2939	Yussi's	Meeting Expenses -	\$	171.76
Total:				\$ 4,206.88

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JF/ES Motion to authorize payment of items # 2933-2939. On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Flancbaum, Justin	x		
Katz, Shlomo	-		
Rabinowitz, Sam	x		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on #2935

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Motion carried.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Reinman reported on the following:

- **LAKWOOD AIRPORT**
 - Lakewood is continuing to talk with banner-towing operators. Banner-towing is very busy in summer. This potential increase in activity brings up safety issues.
 - There are currently 2 banner-towing operations running out of Lakewood Airport. They are cooperating with each other.
 - To bring in a third operator makes things more complicated. Lakewood Airport is concerned with safety.
 - The FSDO-Philadelphia came to Lakewood and reviewed the layout and proposed layout that would be created to accommodate a third operator. They may be required to cut trees and establish a third field for an additional operator.
 - Mr. Kirschner: They all know each other, can't they cooperate?
 - Mr. Brooks: Have any objected to the other?
 - The NJDOT expresses concerns.
 - Lakewood Operators need to develop a Standard Operating Procedure
 - Since Lakewood receives Federal funding for its airport, it is required that it is public and operates using non-discriminatory practices.
 - Miller has no such operations currently
 - Mr. Schuster: Is all this as a result of Monmouth Airport's change of ownership? – Yes.

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- 43 ▪ Mr. Reinman: A number of issues have arisen resulting from Monmouth's
44 transitioning –
- 45 • Hangar space is being sought at Lakewood
- 46 ○ We need to think of economics and come up with a practical
47 approach.
- 48 ○ We are looking into partnerships to develop hangar space.
- 49 • We will earn revenue from fuel sales (LL (Low Lead) and now JetA
50 (Jet and Helicopter fuel)
- 51 ▪ There have been meetings with construction people and current tenants of
52 Monmouth Executive that want to come here and we have our own waiting
53 list.
- 54 ▪ Lakewood is pursuing a plan for water/well and sewer/septic systems to
55 accommodate the anticipated growth in users of Lakewood Airport. It appears
56 that well/septic may be the most economical way to go. Lakewood Engineers
57 are assisting in developing calculations of the length and locations for
58 materials needed to provide to JCP&L and other utilities to develop
- 59 ▪ Electric to the hangar area – Lakewood is still waiting for a proposal from
60 JCP&L. Engineering (Jeff Staiger) is coordinating with JCP&L for a plan.
- 61 • Mr. Kirschner: Any idea of how many planes would be coming from
62 Monmouth?
- 63 • Mr. Reinman: Challenge will be from the size of planes... *different*
64 planes – *different* sizes – *different* needs. Not all aircraft can use
65 Lakewood's runway.
- 66 • Mr. Kean: A lot of non-aviation storage at Monmouth is being cleared
67 out by the new owners.
- 68
- 69 • *NEW HAMPSHIRE HOLDINGS LLC (Block 549.02, Lot 2)*
- 70 ○ They went before the Lakewood Planning Board in March (2014) and they are nearing
71 the end of their CAFRA "adventure". The LIC office will review the terms of their
72 executed contract with the LIC to identify a closing date.
- 73
- 74 • *LAKESWOOD EQUITIES LLC (Block 549.01, Lot 2)*
- 75 ○ An architectural draft of the proposed building was provided for Commissioners
76 review. Depicts modern style with glass front.
- 77 ○ The building is offset on the property to enable a fit for the size that they want to
78 construct. Anticipate that they will go to Planning Board in very near future.
- 79
- 80 • *NEW JERSEY TURNPIKE AUTHORITY TAKINGS*
- 81 ○ We are still waiting for the final agreement and for payment for the lands.
- 82 ▪ Attorney Gertner has been awaiting the return of the document. As soon as we
83 receive it, we will execute the agreement and accept their check.
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84 **ATTORNEY'S REPORT**

85 Mr. Kean advised that his report will take place in Closed Session.

86

87 **CORRESPONDENCE:**

88 None received.

89

90 **COMMITTEE REPORTS:**

91 *Site Review Committee:* Mr. Flancbaum reported that two Plans were reviewed by the Site Review
92 Committee and the Committee responded to the Lakewood Planning Board as having **no exception**
93 to the Plans provided:

- 94 • Nitto Denko – Increase of building length (amendment to original Site Plan for development)
- 95 • New Hampshire Holdings – New construction of a Retail Center in the B-6 Zone at New
96 Hampshire Avenue and America Avenue.

97

98 No other committees met during the month.

99

100 **OLD BUSINESS:**

- 101 • 60 ACRES – Non Aviation lands adjacent to Lakewood Airport
 - 102 ○ Feasibility Study is moving into its next phase.
 - 103 ○ A meeting took place with the Ocean County regarding a traffic count/ traffic study.
104 RVE is looking to provide a progress report in April.
- 105 • 13 ACRES – Northeast Parkway Acquisition Area
 - 106 ○ No Change
 - 107 ○ We have 3 interested parties but no serious proposal.
 - 108 ○ Depending on what they want to do, they could obtain access through Brick, which
109 is not our issue.
 - 110 ○ We would seek that the access issues would be handled by a contract developer (as a
111 condition of a sale)

112

113 **NEW BUSINESS:**

- 114 • Mr. Flancbaum suggested that a NEW subcommittee of the Lakewood Industrial Commission
115 be formed as a **CONTRACT REVIEW COMMITTEE** to reduce the multiple e-mailings of
116 contracts and numerous contract changes proposed for review and re-review regarding terms
117 and conditions. Use of this committee should expedite the contract process.
- 118 • Appointed for 2014 as member of the **CONTRACT REVIEW COMMITTEE:**
 - 119 ○ Justin Flancbaum – Chairman
 - 120 ○ Neil Brooks
 - 121 ○ Sam Rabinowitz
 - 122 ○ (Robert Kirschner acts as ex-officio)

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125 **PUBLIC PORTION:**

- 126 • Fran Kirschner informed the Commissioners that she is doing articles on businesses in
127 Lakewood. She has a number of articles in the works. These will also be distributed by email
128 to the Commissioners.
129

130 The following resolution was offered by GSS/JF, and carried, to move the meeting into Closed
131 Session.

- 132 • **WHEREAS**, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, permits the
133 exclusion of the public from a meeting under circumstances; and
134 • **WHEREAS**, this Industrial Commission of the Township of Lakewood is of the opinion that
135 such circumstances presently exist.
136 • **NOW, THEREFORE, BE IT RESOLVED** by the Industrial Commission of the Township of
137 Lakewood in the County of Ocean as follows:
138 • 1. The public shall be excluded from discussion of private and confidential matters
139 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
140 hereinafter specified.
141 • 2. The general nature of the subject matter to be discussed is as follows:
142 ○ **CONTRACT NEGOTIATIONS**
143 ○ **PERSONNEL**
144 ○ **LITIGATION**
145 ○ **OTHER**
146 • 3. It is anticipated at this time that the above stated subject matter will be made
147 public only when the reasons for discussing and acting on them in closed session no
148 longer exists; said determination to be made by further resolution adopted by the
149 Industrial Commission.
150 • 4. This resolution shall take effect immediately.

151
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* * *

153
154 The Meeting moved into Closed Session at 12:06 PM

155
156 On a Motion by NB/ES and carried, the meeting returned to Open Session at 12:32 PM.
157

158

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159 **GSS/ES: Motion to Approve the Easement Agreement (version dated 3/26/14) with**
160 **Lightstone as proposed (including all Exhibits attached).**

161 **ON ROLL CALL:**

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

162

163 **JF/NB - Motion to extend the exclusive negotiations for the sale of Lot 2 in Block 1608 &**
164 **Lot 28.01 in Block 1609 to our current prospective client to April 30th at which time the**
165 **prospective client is to provide full disclosure of their client and presentation at that time.**

166 **ON ROLL CALL:**

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

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168

169 **JF/GSS- Authorize going to Public Bid / Request for Proposal to offer the purchase of the**
170 **rights to the land lease for the wireless tower located at Lot 21 in Block 1609 with a minimum**
171 **bid to be accepted value set at \$51,000.**

172 Question on the motion by Mr. Kirschner: This is a sale of the rights to the lease, not of the sale of
173 the land? – Response: Correct.

174 **ON ROLL CALL:**

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

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COMMENTS FROM THE COMMISSIONERS:

175
176 Mr. Stafford-Smith commented that it was high time to begin re-branding the Industrial Park. We are
177 getting an upswing of interest. Signage / Publications of availability in trade magazine/ etc.
178

179 Mr. Rabinowitz: Can we ask Lakewood Township whether we can redefine what we do? Can
180 make a change in our charter?
181

182 Mr. Reinman: There are several dormant organizations that may able to be resurrected to perform.
183

184 Mr. Brooks brought up putting out a B2B publication. Where businesses in our industrial park can
185 put in advertising to let other people know where to find them (cross-reference the services/products
186 available in Lakewood's Industrial Parks) that we can publish. Mr. Reinman advised that the LIC
187 maintains a directory of Lakewood Area businesses.
188

189 Web posting?
190

191 Lakewood Business to Business Directory?

192 It was suggested to review the possibility that the posting and update of this directory be made on the
193 Lakewood Township website.
194

195 Mr. Reinman to look into the costs of development of a web page for Lakewood Industrial
196 Commission news and Directories.
197

198 Consider supporting improvements for the Lakewood Industrial Parks

- 199 • Signage
200 • Intersections – New Signage / directional
201

ADJOURN:

202 GSS/JF Motion to adjourn the meeting. Carried.
203
204

205 Meeting was adjourned at 12:45 PM
206

207 Dated: April 13, 2014

By Anita B. Doyle

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