

LAKEWOOD INDUSTRIAL COMMISSION MINUTES

OPEN SESSION • MEETING OF: APRIL 5, 2017

Adequate Notice of this meeting was provided in accordance with the provisions of the "Senator Byron M. Baer Open Public Meetings Act." L.1975,c.231,s.1; amended 2006, c.70, s.2.

1 The meeting was called to order at 11:40 AM by Vice-Chairman Justin Flancabaum.
2

| <u>Commissioners</u> | Present | Absent |
|--|---------|--------|
| Brooks, Neil (NB) | x | |
| Calabro, Thomas (TC) | x | |
| Flancabaum, 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 | | |

Also in attendance:

* via electronic device

3
4 **MINUTES OF THE MARCH 8, 2017 MEETING:**
5 TC/GSS-Motion to approve the minutes of the March 8, 2017 meeting as transcribed. Carried
6

7 **STATEMENT OF ACCOUNTS:**
8 TC/GSS: Motion to accept the Statement of Accounts as presented. Carried
9

10 **BILL LIST:**
11 The following bills were presented for payment approval to be drawn from Industrial Commission
12 funds:
13

| | | | | |
|------|----------------------------------|--|----|----------|
| 3270 | WOODHAVEN LUMBER | Construction materials Balance of Invoice# 495562 | \$ | 181.90 |
| 3271 | The Hon Company | Inv#613184 (Office Furniture)/Office Reconfiguration | \$ | 4,790.20 |
| 3272 | Israel Reinman | Executive Director's Car Allowance April 2017 | \$ | 400.00 |
| 3273 | Frantasy Enterprises, LLC | Public Relations and Marketing Services - April 2017 | \$ | 2,000.00 |
| 3274 | Duvy's Media LLC | Inv# 18858 Services Thru 2/28/17 | \$ | 143.75 |
| 3275 | Butler Office Interiors | Inv# 13770 Office Supplies - Replacement Chair Mat | \$ | 55.00 |
| 3276 | Cleary Giacobbe Alfieri & Jacobs | Inv# 49619 Legal Services Provided through 2/28/17 | \$ | 1,025.00 |
| 3277 | Watchung Spring Water Co., Inc. | Acct# 127214 Order 1703200044 Office Supplies | \$ | 87.93 |
| 3278 | Anita B. Doyle | Administration Management Services provided to the LIC through 3/31/17 (estimated) | \$ | 1,023.75 |
| 3279 | Yussi's | Meeting Supplies 4/5/17 | \$ | 187.50 |

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: APRIL 5, 2017

Adequate Notice of this meeting was provided in accordance with the provisions of the "Senator Byron M. Baer Open Public Meetings Act." L.1975,c.231,s.1; amended 2006, c.70, s.2.

| | | | | |
|--|--|---|-----------|-----------------|
| 3255 | Iorio Construction Company (VOIDED AND REPLACED by Ck#3280) approved B/L 3/8/17 | VOIDING Progress Payment #11 2/28/17 (amending qualified bills following review) - Lakewood Airport Hangars project | \$ | (27,658.76) |
| 3280 | Iorio Construction Company | PP#11REV 3/28/17 replacing PP#11 - Lakewood Airport Hangars Project | \$ | 21,923.83 |
| Final Bill List (with adjustments): | | | \$ | 4,160.10 |

14 TC/ES: Motion to approve payment of bill numbers 3270 – 3280 as presented. On Roll Call:
15

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

16 Payment of the above bills approved by unanimous vote.
17

18 **BUDGET TO ACTUAL REPORT:**

19 The Budget to Actual report was provided for Commissioner information as an overview of LIC
20 financial information. No action was required to be taken.
21

22 **COMMENT FROM THE PUBLIC:**

23 No comments were received.
24

25 **EXECUTIVE DIRECTOR’S REPORT:**

26 Lakewood Airport:

27 Mr. Reinman reported on the status of T-Hangar construction at Lakewood Airport.

- 28 • Ful-Fab is still scheduled for early June. The date could not be moved forward
- 29 • Commissioners Calabro and Brooks inspected the pads site.
 - 30 ○ Comment was made that the anchors look awkward. Why mid-center of the slab?
 - 31 ■ Will have this checked out via the Project Engineer.
- 32 • In general, what is the percentage of the job completed to date?
 - 33 ○ Appx 80%. What is left is delivery of the buildings, erect them and install electric.
- 34 • Pursue NJ Natural Gas
 - 35 ○ Installation of gas lines to the hangars in anticipation of upgrades in the future
- 36 • Hydrants? There is a 6” – 8” residential water main showing as going to the main terminal
37 building. It’s capped but exists.
- 38 • Meeting took place on Change Orders – All Change Orders that still need to be addressed
39 have been consolidated and described in Resolution 170401 to be presented.
40
41

LAKWOOD INDUSTRIAL COMMISSION

MINUTES

OPEN SESSION • MEETING OF: APRIL 5, 2017

Adequate Notice of this meeting was provided in accordance with the provisions of the "Senator Byron M. Baer Open Public Meetings Act." L.1975,c.231,s.1; amended 2006, c.70, s.2.

42 SAFE Zone:

- 43
- 44 • Continued talks with the Township Committee while Master Plan is coming to a head.
 - 45 • We have made recommendation to the Master Plan Committee to encourage that the
 - 46 recommendations made by the Industrial Commission to address some of the non-business
 - 47 uses in the park and suggest that they be made conditional uses with conditions acceptable to
 - 48 everybody and incorporated into the Master Plan
 - 49 ○ Next Master Plan Committee meeting May 3rd. Mr. Flancbaum urged that anyone
 - 50 interested in commenting please come to the meeting on May 3rd. Open to the public.

51 ATTORNEYS REPORT:

52 None

53

54 CORRESPONDENCE:

- 55
- 56 • LIC issued correspondence to the Lakewood Planning Board regarding review of Site Plan
 - 57 2227.
 - 58 • Application was received for review of a Tax Abatement by Shvarzblat for their project.

58

59 COMMITTEE REPORTS:

- 60
- 61 • Site Review – Met and reviewed warehouse facility on Airport Road. Reviewed and
 - 62 comment issued to the Planning Board.
 - 63 • Sign Committee -
 - 64 ○ Met. Toured the industrial park and reviewed 8 entrances.
 - 65 ○ Do the entrances have designated numbers?
 - 66 ○ To be researched.
 - 67 ○ Noted 8 primary entrances to the park
 - 68 ○ Suggested to stay away from lighting signs – expensive to maintain and repair
 - 69 ○ Our webpage address to be included on the signs. Link the webpage with lists of
 - 70 businesses located within the park to assist in location of businesses.
 - 71 ○ Language to be included on signs? Content?
 - 72 ○ Email info
 - 73 ○ Street list
 - 74 ○ Would like to stay far enough back from intersection to keep sign from being damaged
 - 75 in the event of a traffic accident.
 - 76 ○ Industrial Park street map (electronic version) for working map
 - 77 ○ Would like to meet with Mark-o-lite to plan.
 - 78 ○ Is there a MAIN entrance for development of a LARGE sign (with all entrance
 - 79 locations color-coded)
 - 80 ○ Does anyone use QR codes anymore?
 - 81 ○ Safe on signage?

LAKESWOOD INDUSTRIAL COMMISSION
MINUTES

OPEN SESSION • MEETING OF: APRIL 5, 2017

Adequate Notice of this meeting was provided in accordance with the provisions of the "Senator Byron M. Baer Open Public Meetings Act." L.1975,c.231,s.1; amended 2006, c.70, s.2.

- 82 • Marketing and Public Relations
- 83 o Mr. Reinman reported for Fran Kirschner
- 84 ▪ Newsletter is in "proofing" mode
- 85 ▪ Fran is in contact with Nitto and Church & Dwight for articles
- 86 ▪ Getting Photos for Hangars Project
- 87

88 OLD BUSINESS:

89 None

90

91 NEW BUSINESS:

- 92 • Request for change of meeting date for the May meeting.
- 93 o Poll the Commissioners to select an alternate May meeting date.
- 94

95 RESOLUTION:

96

97 **Resolution 170401**- Resolution authorizing Change orders # 005b-012 for Iorio Construction for the

98 Lakewood Airport T-Hangars Project

99

100 TC/NB: Motion to adopt Resolution 170401.

101 On Roll call:

102

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

103

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

105

106 TC/ES: Motion to adjourn the meeting. Carried.

107

108 Meeting adjourned at 12:07 PM

109

110 Dated: June 13, 2017

by Anita B. Doyle
Administration Manager

111

112

113