

**LAKESWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: JUNE 8, 2016

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 by Vice-Chairman Justin Flancbaum at 11:30 AM

2

3 Following the Flag Salute and an offering for a moment of silence honoring those serving and having
4 served to provide the United State with protection, Roll Call for attendance was taken:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Calabro, Thomas (TC)	x	
Flancbaum, Justin (JF)	x	
Katz, Shlomo (SK)		x
Schuster, Edwin (ES)	x	
Stafford-Smith, Gregory (GSS)		x
Kirschner, Robert-Chairman (RK)		x
Quorum Count:	4	3
<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: Hon. Michael J. D’Elia, Co-Liaison

5

6 **MINUTES:**

7 Minutes of April 13, 2016

Motion by TC/ES to approve the minutes as written.

8

On Roll Call:

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

9

Motion Carried

10

11

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12 Minutes of May 11, 2016 Motion by TC/NB to approve the minutes as written.

13 On Roll Call:

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

14 Motion carried.

15

16 **STATEMENT OF ACCOUNTS:**

17 The Statement of Accounts was presented for commissioners' review reflecting that the land lease
 18 payment was received from AT&T and that bank interest was posted to the LIC's account. The
 19 Statement of Accounts reflected that the LIC's assets total \$3,087,096.91, of which ~\$2,692,096.91 is
 20 available. Of those available funds, the contract for the construction of T-Hangars (following
 21 acceptance of Change Order #1) encumbers \$2,388,102.44.

22 TC/ES Motion to accept the Statement of Accounts as presented. Carried.

23

24 **BILL LIST:**

25 The following bills were presented for payment approval to be drawn from Industrial Commission
 26 budgeted funds:

27

Num	Name	Memo	Original Amount
e-check	Constant Contact	JMAC9SQAB13314 Marketing Tools - Prepayment for 12 months + underpayment 5/30	\$ 612.50
3177	Iorio Construction Company	Proj 26 Cert No. 2 Period through 5/31/16- Lakewood Airport Hangars	\$ 11,922.20
3178	Cleary Giacobbe Alfieri & Jacobs	Legal services Provided through 4/30/16	\$ 427.00
3179	Israel Reinman	Exec Dir Car Allowance - June 2016	\$ 400.00
3180	Frantasy Enterprises, LLC	Inv# 060116 Marketing and Public Relations Services - June 2016	\$ 2,000.00
3181	Duvy's Media LLC	Inv#16982 Website Management + Services Through 4/30/16	\$ 216.66
3182	Yussi's	Meeting Supplies (Estimate)	\$ 171.25
3183	Anita B. Doyle	Services provided as administrative Manager through 5/31/16	\$ 805.00
3184	Anita Doyle as Agent of LIC	Replenishment of Petty Cash on hand (Max \$200)	\$ 171.34
Bill List 6/8/16			\$ 16,725.95

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29 Motion by TC/ES to pay the Bills # “e-check” through #3184.

30 On Roll Call:

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

31 The action carries.

32

33 **BUDGET TO ACTUAL:**

34 The budget to actual report was provided to illustrate the Commission’s current budgetary status. No
35 action was required to be taken.

36

37 **COMMENTS FROM THE PUBLIC:**

38 No Comments were provided from the Public.

39

40 **EXECUTIVE DIRECTOR’S REPORT:**

41 Mr. Reinman reported on the following:

42 T-Hangars:

- 43 • Project is continuing
- 44 • Contractor is beginning to move soil
- 45 • Heavy equipment to arrive during the second week of July.
- 46 • There is a project cost breakdown that can be shared as an excel spreadsheet. We’re looking at
47 final approvals in December 2016.
- 48 • Hopefully we’ll be able to move into leases for hangar space soon thereafter.

49

50 Industrial Park:

- 51 • A few years back we took a section of the industrial park and had it designated as an Airport
52 Business Commercial District (ABCD Zone). The Township Committee passed an ordinance
53 adopting the ABCD as a commercial-only area.
- 54 • We’ve since been advocating that another portion of the Park be dedicated to commercial
55 uses. Non-profits and educational facilities currently operating in the designated area would
56 be “grandfathered” from the restrictions of the proposed commercial-only district. This
57 “tightening” of uses is proposed to provide sustainability of the commercial / industrial nature
58 of the park. If acceptable, the Planner will draw up a map and the defining language that
59 would create a zone-within-a-zone that will govern future approvals. This would be good for
60 the health of our park in going forward and maintaining the tax base.

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61

62 **ATTORNEY’S REPORT:**

63 Mr. Kean advised that there is no report for the public session; just a few comments for Executive
64 Session under Contracts.

65

66 **CORRESPONDENCE:**

- 67 • SR: At a previous meeting we were asked to formulate communication to the County
68 Engineer’s office and to copy the Ocean County Freeholders regarding the current condition
69 of County roads in and around the industrial park. We’ll get this done ASAP.
- 70 ○ JF: It’s important that they know that we’re concerned about the condition of the
71 roads that serve Lakewood’s business areas. It’s the biggest employment center in
72 Ocean County and one of the biggest in the State of NJ.
 - 73 ○ Jeff Staiger: Will be meeting with Ocean County and some members of the
74 Lakewood Township Committee regarding overall traffic circulation and
75 improvements within the county.
 - 76 ○ JF: We should get a copy of the County’s schedule of road improvements and
77 support the condition of roads in the industrial parks.
 - 78 ○ SR: There is a lot more activity on these roads; a lot more car traffic, truck traffic
79 on these roads. Accidents on these roadways speaks of the attention that they should
80 receive. Have been advised that it’s in the “mix”.

81

82 **COMMITTEE REPORTS:**

- 83 • Site Review – no activity
- 84 • Finance Committee – no activity
- 85 • Client Review- no activity
- 86 • Park Control and Signs-
 - 87 ○ Mr. Brooks reported that the committee will activate soon.

88

89 **OLD BUSINESS:**

90 None.

91

92 **NEW BUSINESS:**

- 93 • Committeeman D’Elia was asked by the Municipal Manager to pursue acquisition of land for
94 use by the police department. Are there any lands in the area that would suit the police
95 department’s needs?
- 96 ○ SR: The FAA will not permit airport property to be used for an outdoor pistol range
 - 97 ○ SR: There are other lands that may be available which are owned by Lakewood
98 Township along the edge of the Metedeconk River (north of industrial park
99 boundaries).
 - 100 ▪ MJD: There may be wetlands there.

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- 101 ○ SR: We'll review our inventory again to see if there is anything that could be
102 earmarked for this purpose.
103 ○ JF: Would it be possible that the Municipal Manager prepare a memo to the LIC
104 indicating the Township's requirements for their uses. Including any restrictions?
105

106 **RESOLUTIONS- Consent Agenda**

107 None

108
109 **RESOLUTIONS- Non-Consent**

110
111 The following resolution was offered to memorialize action taken by the Commission previously:
160601 Resolution Memorializing approval of Change Order #1 to Iorio Construction - Design Build of T-
Hangars at Lakewood Airport.

112 TC/ES Motion to adopt resolution # 160601 as prepared.

113 On Roll Call

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

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

115

116 SR: Mr. Flancbaum had mentioned that with all of the work going on in town that we may be able
117 to negotiate acquisition of fill to satisfy the change order for hangar taxiway width increase from
118 local developers. We will take the lead and pursue these cost-saving measures.

119

120 **COMMENTS FROM THE COMMISSIONERS:**

121 None.

122

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

124

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

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

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

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131 1. The public shall be excluded from discussion of private and confidential matters
132 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
133 hereinafter specified.

134 2. The general nature of the subject matter to be discussed is as follows:

135 **CONTRACT NEGOTIATIONS**

136 **PERSONNEL**

137 **LITIGATION**

138 **OTHER**

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

143 4. This resolution shall take effect immediately.

144

145 The meeting moved into Closed Session at 11:51 AM

146

147 Following a Motion by TC/NB and carried, the meeting returned to Open Session at 12:08 PM.

148

149 ES/TC Motion to authorize the granting of an extension to the Second Amendment to the
150 Contract for Sale of Real Estate regarding Block 1608, Lot 2 and Block 1609, Lot 28.01 for 60 days
151 with an option for another 30-days. Carried.

152

153 ES/TC Motion to adjourn the meeting. Carried

154

155 Meeting adjourned at 12:10 PM

156

157 Dated 7/12/16

158

by
Anita B. Doyle, Administration Manager