

**LAKWOOD INDUSTRIAL COMMISSION  
MINUTES**

OPEN SESSION • MEETING OF: June 20, 2012

*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 Chairman Robert Kirschner at 12:26 PM.

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)		x
Flanbaum, Justin (JF)		x
Katz, Shlomo (SK)	x	
Rabinowitz, Sam (SR)	x	
Schuster, Edwin (ES)	Arrived at 12:33 PM	
Stafford-Smith, Gregory (GSS)	x	
Kirschner, Robert-Chairman (RK)	x	
Quorum Count:		
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	x	
Gertner, Sean – Comm Atty	x	
Doyle, Anita–Scty-Designee	x	
Staiger, Jeff – Comm. Engineer	x	

Also in attendance: Frances Kirschner/  
Frantasy Enterprises

2 **MINUTES:**

3 The transcribed meeting minutes of the meetings of April 18, 2012 and May 16, 2012 were presented  
4 for review and adoption.

5 **GSS/SK – Motion to approve the Minutes of April 18<sup>th</sup> and May 16<sup>th</sup>'s meetings. Carried**

7 **STATEMENT OF ACCOUNTS-**

8 The prepared Statement of Accounts was presented for review. Income reflected is the Land Lease  
9 amount of \$460.00 from AT&T for the month. No interested was generated to be reported.

10 **SR//SK- Motion to accept the Statement of Accounts dated June 20, 2012 as presented.**  
11 **Carried.**

13 **BILL LIST:**

14 The following bills were presented for payment approval to be paid through the Industrial  
15 Commission Checking accounts from LIC budgeted funds:

Num	Name	Memo	Amount to be Paid
2708	Kaitlin Williams	Data Intern - Period ending 7/6/12 - 2 weeks; 6 hours per week	\$ 120.00
2709	Kaitlin Williams	Data Intern - Period ending 7/20/12 - 2 weeks; 6 hours per week	\$ 120.00
2710	Israel Reinman	Car Allowance - Executive Director June 2012 Auth Resolution # 120111	\$ 400.00
2711	Anita B. Doyle	As Administrator of Accounts Month of June, 2012	\$ 400.00
2712	Quikie Print and Copy Shops	Inv# 57692 Stock and Printing- LIC Letterhead, Second Sheets and Envelopes	\$ 265.00
2713	Watchung Spring Water Co., Inc.	Acct#127214 Meeting Supplies Inv# 4478171, 4512077	\$ 111.87

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2714	Asbury Park Press	#0101466323, #0101574121	\$	130.00
2715	Verizon Wireless	Inv# 6742896692 (732-232-9700) Reinman	\$	89.43
2716	Duvy's Media LLC	Invoice # 10493 Lakewood Twp/ Lakewood Industrial Commission Portion - Website Maintenance Serv...	\$	231.75
2717	Frantasy Enterprises, LLC	Inv# LED#1617; LIC#1615 Marketing & Public Relations 2012 Contract & EXPO flier design/print/ship	\$	2,474.66
<b>BILL LIST TOTAL:</b>				<b>\$ 4,342.71</b>

16 **GSS/SR- Motion to approve payment of bills numbered 2708-2717 to be paid through the**  
 17 **Lakewood Industrial Commission checking account.**

18  
 19 **Question on Bill List - Bill from Duvy's Media.** Mr. Reinman explained that the Township of  
 20 Lakewood is paying for web maintenance service/web support for the Lakewood Township website  
 21 on an hourly basis as it still calculates out to less than the cited monthly fee of \$750.00 (for unlimited  
 22 service). In the event that the demand for web support service increases to justify payment of a set  
 23 monthly fee, this fee will be converted to a standard as a maintenance contract.

24  
 25 **ON ROLL CALL:**

Commissioner	Yea	Nay	Abstain
Brooks, Neil	-		
Flancbaum, Justin	-		
Katz, Shlomo	x		
Rabinowitz, Sam	x		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstain from voting on # 2717

26  
 27 **MR. SCHUSTER ARRIVED AT 12:33 PM**

28  
 29 **EXECUTIVE DIRECTOR'S REPORT:**

30 Mr. Reinman reported on:

- 31 • AIRPORT - NJDEP ISSUE REGARDING THE GENERAL PERMIT for Lakewood Airport
- 32 (Obstruction Removal Project). We hope to have this issue resolved soon.
- 33 • RFP Process – reclamation of runway, re-striping, REILS at Lakewood Airport are planned
- 34 for installation by Fall 2012.
- 35 • NJ Turnpike Authority acquisition of lands relative to intersection improvements to
- 36 Interchanges 88 & 89. Currently we are waiting for our contracted independent comparative
- 37 appraisals.
- 38 • EXPO for 2012. Registrants are lagging. The economy is not as strong as we'd like to see. If
- 39 anyone knows of anyone that is thinking of exhibiting, have them register now.
- 40 • KMC Foundation invitation was extended to the Commission to attend a June 26<sup>th</sup> event

# LAKESWOOD INDUSTRIAL COMMISSION

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- 41 • Spreadsheet - LIC office is working on an “Available Space” list to aid in filling empty space  
42 and to identify the actual vacancy rate in the Lakewood Industrial Parks. The former trend of  
43 singly-occupancy buildings now appears to have been modified – businesses are apparently  
44 downsizing and it also appears that they are leasing out excess space. A good sign is that  
45 industrial vacant space is reducing. .
- 46 • Internet fulfillment – Rumors have been floating around regarding Amazon.com’s search for a  
47 location in New Jersey. If they would come to Lakewood, space would have to be “created”.  
48

49 Discussion: Strategy to Recruit Occupancy of the industrial zone space – we need to work on a plan.  
50 Consider placing calls to contact companies leaving the Lakewood Industrial Parks and glean  
51 information. Are they downsizing? Why are they leaving?  
52

53 Mr. Rabinowitz: How many companies are taking advantage of Lakewood’s FTZ. Discussion  
54 on Foreign Trade Zone and how to tie in those benefits to bring people to Lakewood’s FTZ.  
55

56 Request that Lakewood’s FTZ director (LDC administers the FTZ for Lakewood Township) be  
57 invited to the next LIC meeting to answer questions on Lakewood’s Foreign Trade Zone.  
58

### ATTORNEY’S REPORT:

59 Will be given in Closed Session.  
60  
61

### OLD BUSINESS:

62 None for discussion.  
63  
64

### NEW BUSINESS:

65 Map prepared of a proposed area in the M-1 and PS Zones that could serve as a Business/Commercial  
66 district.  
67  
68

69 It was discussed that the LIC recommend to the Lakewood Township Committee that there be created  
70 an Airport Business Commercial District wherein no non-profit (restriction) businesses would be  
71 permitted to operate.  
72

73 Suggest to Re-zone the area that exists there at this time (tweak the Zoning map and rename) limited  
74 to Profit /“for Profit” businesses. This should restrict ‘non-profits’ and “educational purposes” from  
75 locating to create a strictly-business zone. Comparison was made to Metro Business Park. Looking  
76 for a motion to authorize this concept to be presented to the Lakewood Township Committee.  
77

78 **GSS/ES- Motion to go on record as recommending to the Lakewood Township Committee,**  
79 **their support in rename/reclassify this (mapped) portion of the Lakewood Industrial Park or**  
80 **create an overlay zone to restrict new relocation of non profits and educational facilities**  
81 **locating within this zone. Relative to non profits currently existing within the suggested**

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82 boundaries, it was suggested that they be “grandfathered” for the duration of their occupancy  
83 of the site within this ‘subzone’.

84 On Roll Call:

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

85 This motion hereby being duly adopted by the Lakewood Industrial Commission.

86

87 **PUBLIC COMMENT:**

88 Joyce Blay, 1594 Crimson Road, Toms River, NJ

- 89 • The LIC conducted a survey for updating of records regarding businesses located in the park..  
90 Is it completed? How many are non profit? Schools? Non-Profit/Charities? Tax ratables?  
91 • How many schools are identified?  
92 • EXPO date is coming up – How many “tax ratable” businesses have registered from the  
93 Lakewood Industrial Park (Answer: It is premature to provide this information now).  
94 • The Governor is courting Amazon.com to come to NJ. Has Lakewood reached out to  
95 Amazon? (Answer: Yes)  
96 • Addressed to Sam Rabinowitz: Questions referencing Foreign Trade Zone questions posed  
97 earlier.

98

99 Fran Kirschner, Frantasy Enterprises

- 100 • There have been ads placed in the Voice, Shopper, Scoop and the Asbury Park Press  
101 regarding the upcoming EXPO. Urge registration of businesses to attend to take the  
102 opportunity to showcase their businesses at the EXPO.

103

104 The following resolution was offered by **GSS/SR and carried to move the meeting into Closed**  
105 **Session at 1:14 PM:**

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

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

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

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

**LAKESIDE INDUSTRIAL COMMISSION  
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115 2. The general nature of the subject matter to be discussed is as follows:

- |     |                              |                                     |
|-----|------------------------------|-------------------------------------|
| 116 | <b>CONTRACT NEGOTIATIONS</b> | <input checked="" type="checkbox"/> |
| 117 | <b>PERSONNEL</b>             | <input type="checkbox"/>            |
| 118 | <b>LITIGATION</b>            | <input checked="" type="checkbox"/> |
| 119 | <b>OTHER</b>                 | <input type="checkbox"/>            |

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

124 4. This resolution shall take effect immediately.

125  
126 The meeting moved into Closed Session at 1:14 PM

127 On a Motion by **GSS/SR, and carried, the meeting returned to Open Session at 1:31 PM**

128  
129 **RESOLUTION:**

130 120601 Memorializing award of contract for appraisal services to Starmark Appraisals not to  
131 exceed the sum of \$4,750.00

132 **SK/GSS Motion to adopt resolution # 120601. On roll Call.**

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

133 Motion carried.

134

135 Regarding the interchange improvements underway... Status of completion?

136 Mr. Reinman: Schedule-

- 137
- Bid in July 2012
  - Award of Contracts in August 2012
  - Shovel in the ground October 2012

138

139  
140  
141 **GSS/ES Motion to adjourn the Meeting. Carried. Meeting Adjourned at 1:34 PM**

142

143 Transcription:

144 Dated: July 24, 2012

By Anita B. Doyle, Secretary-Designee