

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: JUNE 10, 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 11:32 AM by Chairman Robert Kirschner.

2 Attendance:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Calabro, Thomas (TC)	x	
Flanbaum, Justin (JF)	-	
Katz, Shlomo (SK)	Arrived at 11:44 AM	
Schuster, Edwin (ES)	Arrived at 11:41 AM	
Stafford-Smith, Gregory (GSS)	x	
Kirschner, Robert-Chairman (RK)	x	
Quorum Count:		
<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 A. Kirschner / Frantasy Enterprises

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4 **MINUTES OF THE MEETINGS OF 4/15/15 and 5/13/15:**

5 NB/TC Motion to approve minutes of the April 15th and May 13th meetings as transcribed.

6 Carried.

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8 **STATEMENT OF ACCOUNTS:**

9 The Statement of Accounts dated 6/10/15 was presented for Commissioners’ review reflecting accrual
10 of bank interest on the account, the addition of the cell tower land lease payment and deduction of the
11 proposed Bill List dated 6/10/15. Higher interest-generating accounts will be researched and pursued
12 once project costs are identified (i.e. hangar construction / industrial park entranceway improvements).
13 NB/TC Motion to accept the Statement of Accounts dated 6/10/15 as presented. Carried.

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15 **BILL LIST:**

16 The following bills were presented for payment approval to be paid through Industrial Commission
17 funds:

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Num	Name	Memo	Amount
3058	GTS CONSULTANTS	INVOICE # 6317 50% Boundary and Topographic Survey Completed	\$ 18,875.00
3059	Starmark Appraisals	Inv# 3464 - Appraisal Tract Revisions - Northeast Parkway Acquisition Area	\$ 500.00
3060	Cleary Giacobbe Alfieri & Jacobs	Inv#33894 Legal Services Provided through 5/31/15	\$ 1,190.00

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3061	Constant Contact	Inv# JMAC9SQAB15315 - Web Marketing services June 2015-June 2016	\$	540.00
3062	Duvy's Media	Inv# 15278 Web Management Services - Period ending 4/30/15	\$	73.75
3063	Frantasy Enterprises, LLC	Inv# 060115 - Public Relations and Marketing Services to Lakewood Township and LIC.	\$	1,636.36
3064	Israel Reinman	Executive Director's car allowance 6/1/15-6/30/15	\$	400.00
3065	Watchung Spring Water Co., Inc.	Inv# 6553919 acct #1127214 Meeting supplies	\$	64.93
3066	Anita B. Doyle	Administration Management Services to the LIC 5/1/15-5/31/15	\$	848.75
3067	Yussi's	Meeting refreshment (updated)	\$	207.10
3068	BP Graphics	Business cards printing - S. Reinman	\$	52.50

BILL LIST TOTAL:	\$ 24,388.39
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NB/TC Motion to approve payment of bills numbered 3058 through 3068.

Vote on Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin			
Katz, Shlomo			
Schuster, Edwin			x
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on # 3063

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BUDGET TO ACTUAL REPORT:

The budget to actual report was presented to the Commissioners for their information about adopted budgetary balances remaining for the calendar year. Read and Filed.

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COMMENTS FROM THE PUBLIC:

David Nicola of GTS Consulting addressed the Commissioners stating that he hopes that the professional services contract awarded for the survey work is a first project of a long relationship.

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CLOSED SESSION:

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

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

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

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

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

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

43 **CONTRACT NEGOTIATIONS**

44 **PERSONNEL**

45 **LITIGATION**

46 **OTHER**

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

51 4. This resolution shall take effect immediately.

52 ~•~

53 The meeting went into Closed Session at 11:41 AM

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55 The meeting returned to Open Session at 12:11 PM on a Motion by GSS/EJS and carried.

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57 **DIRECTOR’S REPORT:**

- 58 • Lakewood Airport
 - 59 ○ The Township is preparing for a bid opening for the taxiway relocation project
60 ○ required by the FAA. This lane to be developed for a “staging” lane. Safety factor.
61 ○ Threshold relocation / lighting62 ○ T-Hangars
 - 63 ▪ Putting this project together
64 ▪ Will be requesting a resolution authorizing the LIC office to put together65 bid specs for a turnkey project to construct 3 sets of T-Hangars.66 • Mr. Katz – make sure that these provide room for the largest67 passenger plane that would fly in (to Lakewood Airport).
- 68 • New Hampshire Holdings
 - 69 ○ Final submission has been made to CAFRA
70 ○ Shopping center is to be constructed
- 71 ○ Local and County approvals have been obtained72 ○ Hopefully, once CAFRA approval is obtained, they will be ready to go and we73 ○ can close.74

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- 75
- 76 • Zoning
- 77 ○ The Chairman and Executive Director put together a letter and a map which was
- 78 sent on to the Mayor and Committee. Have heard nothing back from them to date
- 79 ▪ Liaison D’Elia stated that there hasn’t been a meeting since the
- 80 submission was made.
- 81 ○ Mr. Kirschner mentioned that he uses James Street a lot and in riding down James
- 82 Street, he noted that there was signage advertising duplexes in the industrial zone
- 83 area. Mr. Stafford Smith advised that this was approved about 3 years ago.
- 84 • 13 – Acre Tract
- 85 ○ Appraisal update was completed by Starmark
- 86 ○ This information was shared with the two interested parties for purchase of the
- 87 tract.
- 88 ▪ One interested party would like to meet with the LIC subcommittee
- 89 (Client review).
- 90 • It was directed that the interested party come and meet with the
- 91 full board at the Commission’s next meeting.
- 92 ▪ The other party hasn’t been heard back from.
- 93 ○ Discussion continued regarding the existing LOI (which has been determined to
- 94 still be active under the Permit Extension Act).
- 95 ▪ Mr. Katz: Do we want to have the LOI extended?
- 96 • Do we really want them to come back out and re-evaluate the
- 97 entire area?
- 98 • File for the extension by letter. The DEP may not even come out
- 99 and re-evaluate the tract.
- 100 • We should do this before it expires if it is deemed prudent.
- 101 ▪ Do we need engineering?
- 102 ○ A review by the Commission was made of the wetlands map that is on file.
- 103 ▪ Discussions:
- 104 • GSP acceleration lane impact
- 105 • Road crossings are “get”able from the DEP
- 106 • Look into asking for extension of the LOI
- 107 • We should obtain permissions for constructing a road crossing
- 108 (Old Toms River Road) so that we can market the property with
- 109 access to the tract.
- 110 • We need to determine how we are going deal with the issue of the
- 111 GSP before we think about the wetlands. Come up with a solution
- 112 and once we come up with the solution, have an engineer prepare
- 113 a road crossing permit application with immediate access to the
- 114 property.

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- 115 • Don't mind going for a more-in-depth review of it if we think that
116 there's a path to it. If the risk-to-reward ratio is good...
117 • What's our next step?
118 ○ Jeff will look and see if we can fit it without getting into
119 the middle of the acceleration lane.
120 ○ Go to the County Engineer and see if we can figure
121 something out.
122

ATTORNEY'S REPORT:

123 Attorney Kean-

124 Regarding the Airport improvements (hangars area). The Township needs to do an ordinance
125 regarding leasing of the Airport property to the LIC.
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128 Jeff Staiger added to the conversation – a while back, the LIC had asked for paving within the
129 industrial park. A Notice to Proceed was issued to pave a portion of Swarthmore Avenue within
130 the next few weeks (**Swarthmore Avenue** from Rutgers University Boulevard [north spur] to
131 Rutgers University Boulevard [south spur]). Looking at paving Kenyon and Lehigh also.
132

COMMITTEE REPORTS:

133 In Mr. Flancbaum's absence, a general report was made on two (Planning Board) plans (# 2100
134 and #2051) reviewed by the Site Review Committee where there were no exceptions to either
135 of the plans cited.
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OLD BUSINESS:

- 138 • 60-Acre Tract
139 ○ GTS is continuing with their survey work. They are 50% complete.
140 ○ Once this is complete, we can begin to submit for our request for Land Release
141 from the FAA
142 • Environmental Evaluation is still going on.
143
144

NEW BUSINESS

- 145 • Lakewood Township is undergoing a re-valuation. All properties will be scheduled to be
146 inspected as to valuation.
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RESOLUTIONS:

149 SK/EJS Motion to offer a resolution to **authorize the LIC office to move forward with**
150 **development of turnkey specifications for aircraft t-hangars** and for the **attorney and Steve**
151 **Reinman to finalize the form of land lease with Lakewood Township** for the Township
152 Committee's consideration. Also to included: that Steven Reinman be authorized to execute
153 any and all documents for facilitate the above activities.
154 Carried.
155

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156 **COMMENTS FROM THE COMMISSIONERS:**

157 Mr. Calabro thanked the Commission for supporting the Monmouth Medical Center's Honorees
158 and Gala.

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160 GSS / RK Motion to adjourn the meeting. Carried.

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162 Meeting was adjourned at 12:31 PM

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167 Dated: October 22, 2015 by Anita B. Doyle, Administrative
168 Manager

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