

LAKWOOD INDUSTRIAL COMMISSION

Regular Business Meeting

March 8, 2017

Time and Place: 11:30AM Conference Room C (Second Floor)
Lakewood Municipal Building, 231 Third Street, Lakewood, NJ 08701

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

1. **FLAG SALUTE:**
 - Flag Salute / Moment of Silence
2. **ROLL CALL:**
 - Robert Kirschner, Chairman
3. **MINUTES:**
 - February 8, 2017
4. **FINANCE:**
 - **STATEMENT OF ACCOUNTS:** March 8, 2017
 - **BILL LIST:** March 8, 2017
 - **BUDGET TO ACTUAL REPORT:** March 8, 2017
5. **COMMENTS FROM THE PUBLIC:**
6. **CLOSED SESSION:**
 - **Contract Negotiations**
7. **EXECUTIVE DIRECTOR'S REPORT:**
 - **Steven Reinman, Executive Director**
 - **UPDATE:** Lakewood Airport T-Hangar Construction
 - JCP&L Easement executed for conduits/lines
 - JCP&L: Reimbursable Deposit for processing
 - **UPDATE** regarding **Industrial Park (M-1, PS, LP) Zoning** / reclassification / permitted uses updates; SAFE Zone
8. **ATTORNEY'S REPORT:**
 - **Sean T. Kean, Esq**
9. **CORRESPONDENCE:**
 -
10. **COMMITTEE REPORTS:**
 - **COMMITTEES**
 - **Site Review Committee**, Justin Flancbaum, Chairman
 - **Finance Committee**, Shlomo Katz, Chairman
 - **Client Review Committee**, Greg Stafford-Smith, Chairman
 - **Park Control/Signs/Advertising/Promotion**, Neil Brooks, Chairman
 - **SIGNS** - Removal of old LIC signs from Industrial Park
 - **SIGNS** - Meet with sign companies to develop new signage
 - **PARKING** - Update? Regarding issues of employee on-street parking
 - **Airport Mgmt/Development Committee**, Greg Stafford-Smith, Chairman
 - **Contract Review Committee**, Justin Flancbaum, Chairman
11. **MARKETING AND PUBLIC RELATIONS:** Report by Frances A. Kirschner / Frantasy Enterprises
12. **OLD BUSINESS:**
13. **NEW BUSINESS:**
14. **CONSENT AGENDA RESOLUTIONS:** None anticipated
15. **RESOLUTIONS (Non Consent):** **170301** Resolution formally accepting Mayoral Veto of LIC sale of Lot 228 in Block 1160.01
16. **COMMENTS FROM THE COMMISSIONERS:**
17. **ADJOURNMENT:**

FOR PUBLIC RELEASE

Next meeting of the LIC: Scheduled for April 5, 2017 at 11:30 AM

LAKWOOD INDUSTRIAL COMMISSION

STATEMENT OF ACCOUNTS

March 8, 2017

| Draft | | | |
|---|-------------------------|------------------------|------------------------|
| Checking Account (Investors # 729905880) Interest Rate .49% | Interest Bearing | | \$ 3,047,641.14 |
| | Balance Forward: | \$ 3,346,439.75 | 1/1/2017 |
| Land Lease Block 1609, Lot 21 (Land Lease AT&T cell tower) | \$ | 529.00 | 1/4/2017 |
| Lease payment - ABC / BlueClaws Stadium January 1, 2017 | \$ | 44,198.56 | 1/10/2017 |
| Approved Bill List of 1/11/17 (adjustment check# 3243) | \$ | (223,315.85) | 1/11/2017 |
| Bank Interest Earned through 1/31/17 | \$ | 1,332.99 | 1/31/2017 |
| Lease payment - AT&T Land Lease - cell tower February 2017 | \$ | 529.00 | 2/6/2017 |
| Approved Bill List of 2/8/17 (adjusted check#3251) | \$ | (62,080.21) | 2/8/2017 |
| Lease payment - AT&T Land Lease - cell tower March 2017 | \$ | 529.00 | 3/7/2017 |
| Proposed Bill List of 3/8/17 (estimated) | \$ | (60,521.10) | 3/8/2017 |
| Total InvestorsBank Checking Account | | \$ 3,047,641.14 | |
| REAL ESTATE - ATTORNEY TRUST Acct. - | | | |
| Held by Cleary Jacobbe Alfieri Jacobs LLC | | | |
| LIC to Shvarzblat / Cedarbridge Properties (Construction Escrow Held) | \$ | 65,000.00 | 12/15/2016 |
| TOTAL Held: Attorney Real Estate Trust Acct: | | \$ 65,000.00 | |
| TOTAL OF ALL ACCOUNT BALANCES: | | | 3,112,641.14 |
| Anita B. Doyle, Administrative Manager | | | 3/8/2017 |

Lakewood Industrial Commission

Bill List

March 8, 2017

| Check Num | Name | Memo | Amount |
|-----------|--|---|------------------|
| 3253 | Israel Reinman | Reimbursement of Out of Pocket Expenses associated with LIC office reconfiguration | 401.46 |
| 3255 | Iorio Construction Company | Progress Payment #11 Lakewood Airport T Hangars Period to 2/28/17 | 27,658.76 |
| 3256 | Jersey Central Power and Light Company | Refundable deposit (JCP&L Tariff for Service) on new service(s)- Lakewood Airport T Hangars | 22,320.62 |
| 3257 | WOODHAVEN LUMBER | Invoice#498186 / 495562 (LAKETWP) Lakewood Township House Account | 615.37 |
| 3258 | Good Friend Electric | Invoice# 5266541 Lakewood Township Pickup | 177.00 |
| 3259 | Veterans Energy Technology, LLC | Inv# 170027 / Inv #170029 | 3,475.00 |
| 3260 | Trendway Corporation | Inv#2953541 | 204.00 |
| 3261 | Israel Reinman | 030117-033117 Executive Director's Automobile Allowance | 400.00 |
| 3262 | Frantasy Enterprises, LLC | Marketing and Public Relations Services - March 2017 Ref Resolution# 170113 | 2,000.00 |
| 3263 | MODC | Association dues 3/1/17-2/28/18 Lakewood Industrial Commission | 260.00 |
| 3264 | Anita Doyle as Agent of LIC | Replenishment of Petty Cash on Hand | 189.67 |
| 3265 | Duvy's Media LLC | Inv# 18688 Website Maintenance through 1/31/17 | 379.17 |
| 3266 | Anita B. Doyle | Inv# 17003 Administration Management Serviced rendered through 2/28/17 | 1,295.00 |
| 3267 | Arrow Locksmiths & Security | Inv# 7742 - Entry Lock Changable Cores • Cores • Keys | 907.55 |
| 3268 | Greater Media Newspapers | Legal Advertisement - Award of Contract - Frantasy Enterprises (Marketing & Public Relations 201... | 37.50 |
| 3269 | Yussi's | Meeting Expenses (estimate) | 200.00 |
| | | Bill List total: | 60,521.10 |

Lakewood Industrial Commission

Budget vs. Actual

January 1, 2017 through March 8, 2017

| | Approved Budget | Jan - Dec 17 | Balances Remaining |
|---|--------------------|-----------------|-----------------------|
| Ordinary Income/Expense | | | |
| Expense | | | |
| OPS - OPERATIONS | | | |
| 3.1 - Professional Services | | | |
| 6353 - Engineering Services | 10,000.00 | 0.00 | 10,000.00 |
| 6354 - Auditor / Accounting | 3,000.00 | 0.00 | 3,000.00 |
| 6350 - Marketing & Pub Rel Adm | | | |
| 3.1.3.1 - M&PR Management Contract | | | |
| 63501 - Program Management M&PR | 24,000.00 | 6,000.00 | 18,000.00 |
| 63502 - Website Mntnc LkwdTwp+LIC | 10,000.00 | 912.50 | 9,087.50 |
| 3.1.3.1 - M&PR Management Contract - Other | | | |
| Total 3.1.3.1 - M&PR Management Contract | 34,000.00 | 6,912.50 | 27,087.50 |
| | | | |
| Total 6350 - Marketing & Pub Rel Adm | 34,000.00 | 6,912.50 | 27,087.50 |
| | | | |
| 6352 - Appraisal Services | 5,000.00 | 0.00 | 5,000.00 |
| 6351 - Legal Services | 20,000.00 | 2,427.20 | 17,572.80 |
| Total 3.1 - Professional Services | 72,000.00 | 9,339.70 | 62,660.30 |
| | | | |
| 4. - ADMINISTRATIVE EXPENSES | | | |
| 6355 - Automobile Allowance | 4,800.00 | 1,200.00 | 3,600.00 |
| 7601 - Cell Phone | 1,200.00 | 0.00 | 1,200.00 |
| 6251 - Petty Cash | 900.00 | 318.06 | 581.94 |
| 71011 - Legal Ads | 750.00 | 305.00 | 445.00 |
| 71014 - Marketing-ConstantContact | 750.00 | 0.00 | 750.00 |
| 71015 - LIC Exclusive Web Page | 2,000.00 | 0.00 | 2,000.00 |
| 6012 - Special Events & Awards | 1,500.00 | 0.00 | 1,500.00 |
| 7110 - Office Equipment | 2,000.00 | 0.00 | 2,000.00 |
| 6013 - Association Memberships | | | |
| 60132 - Monmouth/Ocean Development Cncl | 260.00 | 260.00 | 0.00 |
| 60131 - Lkwd Chamber of Commerce | 400.00 | 0.00 | 400.00 |
| Total 6013 - Association Memberships | 660.00 | 260.00 | 400.00 |
| | | | |
| 71013 - Meeting Registrations | 250.00 | 40.00 | 210.00 |
| 7650 - Travel & Expenses | 3,000.00 | 0.00 | 3,000.00 |
| 7602 - Exec Dir Business Developmt | 1,000.00 | 0.00 | 1,000.00 |
| 7125 - Unclassified Admin Expenses | | | |
| 7120 - Reorganization Meeting Exp | 600.00 | 231.88 | 368.12 |
| 71012 - Admin Expenses - Other | 3,600.00 | 571.85 | 3,028.15 |
| Total 7125 - Unclassified Admin Expenses | 4,200.00 | 803.73 | 3,396.27 |

Lakewood Industrial Commission
Budget vs. Actual
January 1, 2017 through March 8, 2017

| | Approved Budget | Jan - Dec 17 | Balances Remaining |
|---|--------------------|--------------|-----------------------|
| 7111 · 2017 OFFICE RECONFIGURATION | | 5,780.38 | -5,780.38 |
| Total 4 · ADMINISTRATIVE EXPENSES | 23,010.00 | 8,707.17 | 14,302.83 |
| Total OPS · OPERATIONS | 95,010.00 | 18,046.87 | 76,963.13 |
| 7760 · Independent Contractor 1099 | | | |
| 77601 · Administration Management | 14,700.00 | 3,683.75 | 11,016.25 |
| 77602 · Data Update Project | 2,000.00 | 0.00 | 2,000.00 |
| Total 7760 · Independent Contractor 1099 | 16,700.00 | 3,683.75 | 13,016.25 |
| 5 · LIC Projects | | | |
| ARPRT · AIRPORT | | | |
| ARPRT1 · Lkwd Airport T-Hangars | | | |
| ENGINEER · Airport Hngrs design/build/bid | 15,000.00 | 0.00 | 15,000.00 |
| CONTR · Iorio Contract 01/25/ 16 | 1,802,094.34 | 301,865.92 | 1,500,228.42 |
| UTIL · UTILITIES - NEW Install | 200,000.00 | 22,320.62 | 177,679.38 |
| Total ARPRT1 · Lkwd Airport T-Hangars | 2,017,094.34 | 324,186.54 | 1,692,907.80 |
| Total ARPRT · AIRPORT | 2,017,094.34 | 324,186.54 | 1,692,907.80 |
| SIGNAGE · Ind Pk Signage Project | 25,000.00 | 0.00 | 25,000.00 |
| Total 5 · LIC Projects | 2,042,094.34 | 324,186.54 | 1,717,907.80 |
| Total Expense | 2,153,804.34 | 345,917.16 | 1,807,887.18 |



EASEMENT

The undersigned, Lakewood Township Airport Authority whose address is 231 Third Street Lakewood NJ 08701 (the "Grantor"), is the owner of certain lands located in the Township of Lakewood, County of Ocean State of NJ, known and designated as Tax Block 1160 , Lot 220, 242 & 246 , and recorded in The Office of The Clerk of Ocean County, on 9/8/2016, in Deed Book 16501 , page 1365, referred to as the property.

Grantor, hereby grants and conveys to Grantee Jersey Central Power & Light Company and Verizon of New Jersey Inc., both New Jersey Corporations, (the "Grantee") for valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, a permanent easement and uninterrupted right, from time to time, to construct, reconstruct, operate, inspect, renew, replace, improve, maintain, redesign, alter, relocate, extend and remove overhead, underground and ground level facilities described below (the "Facilities") as may be deemed necessary or convenient by Grantee for electric, CATV and communication purposes for the use and benefit of the Land and/or adjacent lands on, over, under and across along and beyond the property, the course of said facilities to run as follows:

Generally in a Westerly direction from Existing pole JC4391LD located along the Easterly Side Line of Airport Road crossing said road to a new riser pole #213867A44816 Thence entering lands of the grantor traveling underground a total distance of 1550 feet (+/-) to JCP&L Pad-mount Transformer # P213715A44847, together with the necessary anchor and guys for the support of the said pole line.

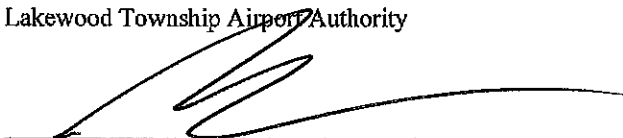
The Facilities may include, without limitation, poles (with or without crossarms), guy wires, guy stubs, anchors, street lights and standards, transformers, transformer pads, switching compartments, conduits, conductors, ducts, wires, cables, fibers, pedestals, terminal boxes, manholes, hand-holes and other related equipment and apparatus from time to time deemed necessary or convenient by Grantee to accomplish the above purpose.

Grantor gives full authority and unqualified right to the Grantee to trim, remove, clear, keep clear, and otherwise control (by such methods as Grantee, in its sole judgment, may deem necessary or proper, including but not limited to the use of herbicides) any and all trees, underbrush, or other vegetation located within the right of way. Grantee shall also have the full authority and right, in its sole discretion, to trim, remove, clear, keep clear, and otherwise control any or all trees or vegetation adjacent to said right of way, that, in the opinion of Grantee, may interfere or threaten to interfere with the construction, operation, maintenance, or repair of Grantee's Facilities or ingress or egress to, from, or along said right of way.

Grantor covenants not to construct, place, maintain or use structures of any kind, or plant shrubs or trees within eight feet of either side of the center line of the underground Facilities, if any, as installed, raise or lower the ground elevation of the land above or beneath the Facilities; grow beneath overhead Facilities any vegetation or trees, except farm crops or other compatible species identified by Grantee; or obstruct access to, remove structural support from, divert or impound water to or on, or otherwise interfere with, the Facilities.

The rights and obligations hereunder shall be binding upon and inure to the benefit of the Grantor and Grantee and their heirs, executors, administrators, successors and assigns, Licensees and Lessees, as the case may be.

Lakewood Township Airport Authority

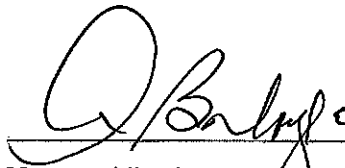


Mayor, Raymond G. Coles

Municipality

STATE OF New Jersey
COUNTY OF Ocean

I certify that on March 2, 2017, Raymond G. Coles as Mayor of Lakewood Township Airport Authority personally appeared before me and acknowledged to my satisfaction that this person (or if more than one, each person) has the Legal Authority for the organization named within this instrument and being so authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the easement.



Notary Public of New Jersey

My commission expires: _____

Dated: _____

ANITA B. DOYLE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPTEMBER 11, 2018

March 2, 2017

County: Ocean

Order #: 334711946

W/R#: 58334704

**RECORD AND RETURN TO:
JERSEY CENTRAL POWER AND LIGHT COMPANY
RIGHT OF WAY DEPARTMENT
P.O Box 1911
MORRISTOWN, N.J. 07962-1911**

RESOLUTION

WHEREAS, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., 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.

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

1. The public shall be excluded from discussion of private and confidential matters involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as hereinafter specified.
2. The general nature of the subject matter to be discussed is as follows:

| | |
|------------------------------|-------------------------------------|
| CONTRACT NEGOTIATIONS | <input checked="" type="checkbox"/> |
| PERSONNEL | <input type="checkbox"/> |
| LITIGATION | <input type="checkbox"/> |
| OTHER | <input type="checkbox"/> |
3. It is anticipated at this time that the above stated subject matter will be made public only when the reasons for discussing and acting on them in closed session no longer exists; said determination to be made by further resolution adopted by the Industrial Commission.
4. This resolution shall take effect immediately.

I hereby certify that the above is a true copy of a resolution duly adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean, State of New Jersey, at its meeting held on the 8th day of March, 2017.

GREGORY B. STAFFORD-SMITH, Secretary
or Steven Reinman as Secretary's-Designee

RESOLUTION

170301

A resolution of the Lakewood Industrial Commission formally concluding a land sale transaction by and between the Industrial Commission of the Township of Lakewood and Encore Holdings, LLC (formerly known as CAM Equities, LLC) relative to the premises known as Lot 228 in Block 1160.01, Lakewood, Ocean County, New Jersey

WHEREAS, pursuant to N.J.S.A. 40:44B-8, the Industrial Commission is empowered to solicit businesses to purchase vacant lands and property of the Township: and

WHEREAS, as part of the ongoing Commission Industrial Expansion Program, the Lakewood Industrial Commission entered into negotiations with CAM EQUITIES, LLC (later to become known as ENCORE HOLDINGS, LLC) for sale of the property known as Lot 228 in Block 1160.01 on or about October 7, 2016; and

WHEREAS, the Commission moved toward concluding negotiations with the issuance of a Contract for the Sale of Real Estate dated February 9, 2017; and

WHEREAS, in compliance with N.J.S.A. 40:55B-8.1, said Contract was presented to the Mayor of the Township of Lakewood for review and action as appropriate;

WHEREAS, Mayor Raymond G. Coles responded to the Commission's request for review and approval of the contract on February 21, 2017 with a letter exercising the power to veto the referenced transaction presented dated February 22, 2017 pursuant to N.J.S.A. 40:55B-8.1.

NOW, THEREFORE BE IT RESOLVED that the Lakewood Industrial Commission hereby formally accepts Mayor Coles' veto action of the sale transaction between the Lakewood Industrial Commission and Encore Holdings, LLC initiated by the above referenced October 7, 2017 letter of intent and shall file the transaction as closed accordingly.

I hereby certify the above to be a true copy of a resolution adopted by the Industrial Commission of the Township of Lakewood in the County of Ocean and State of New Jersey this 8th of March, 2017.

GREGORY B. STAFFORD-SMITH, Secretary



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"Our most important news is you."™

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Cell (732) 267 - 7542

Ocean County Airport now needs \$2.4M in upgrades in the NEWS!

press
ERIK LARSEN @ERIK_LARSEN Jan 27, 2017

BERKELEY - Ocean County Airport at Robert J. Miller Airpark needs about \$2.4 million in improvements and the Board of Freeholders is expected to ask the state Department of Transportation to foot most of the bill.

Ocean County Freeholder Director Joseph H. Vicari said there is a major crack on the aircraft parking apron that will cost \$1.2 million to repair. The apron provides parking space on the tarmac for the privately owned prop airplanes and corporate jets that are based or make stopovers at the airport.

The county-owned airport is eligible for a state DOT grant that would cover just more than \$1 million of the costs, Vicari said.

A second project involves construction of a new taxi lane for a future T-hangar, which are indoor storage spaces to park in multiple private aircraft, and would have the added benefit of generating revenue from rental fees collected from the airplane owners. The taxi-lane must be built before the hangar.

That project would cost just more than \$1.18 million and the state grant package would provide just more than \$1 million of that price tag.

"This is all part of the (approved) airport master plan, so we do not need anymore approvals from any other agency," Vicari said. "It is (the grants) competitive, but we are competitive."

Vicari said the freeholder board would approve the grant applications at its regular meeting Wednesday.

Ocean County Planning Director David J. McKeon said the broken apron is about a decade old and repairs

See AIRPORT, Page 6A

Airport

Continued from Page 3A

to the crack would extend its durability for another 10 years.

On the second project, there is a need for additional hangar space at the airport, McKeon said.

"We've got a number of T-hangars out there now that are revenue-generating facilities, but these are essentially garages for planes," McKeon said. "There is a high demand for those type of sheltered storage areas. We have a building that will be under construction this spring ... what this does is set the stage for the next building after that, probably two to three years hence."

"We have a waiting list for T-hangars," Vicari said. "We have one of the

finest county airports in the state of New Jersey."

Since 1990, Ocean County has received more than \$23 million in state and federal aid for improvements at the airport, according to the county Public Information Division.

In 2014, the first new runway built at an airport in New Jersey in more than 30 years opened here to air traffic, as well as a new terminal building.

At 3,400 feet in length, the crosswind runway is shorter than the main 6,000-foot runway.

There are an estimated 31,000 take-offs and landings annually at the airport, which Vicari previously said has served such visiting celebrities as Ray Romano, Morgan Freeman, Al Pacino, Joe Pesci and Jon Bon Jovi.

The airport also is used by state and federal authorities.

Erik Larsen: 732-682-9359 or elarsen@gannettnj.com