

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MAY 28, 2014

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 11:42 AM by Chairman Robert Kirschner

2

3 In attendance were:

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Flanbaum, Justin (JF)	x	
Katz, Shlomo (SK)	Arrived at 11:50AM	
Rabinowitz, Sam (SR)	x	
Schuster, Edwin (ES)	Arrived at 11:51 AM	
Stafford-Smith, Gregory (GSS)	Arrived at 11:52 AM	
Kirschner, Robert-Chairman (RK)	x	
Quorum Count:		
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	x	
Jodi Howlett, Esq. – Comm Atty	x	
Doyle, Anita–Scty-Designee	x	
Staiger, Jeff – Comm. Engineer	x	

Also in attendance: Frances Kirschner
(Frantasy Enterprises)

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5 **MINUTES of April 30, 2014 meeting:**

6 SR/JF: Motion to approve the transcribed minutes of the April 30th meeting as written.
7 Carried.

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9 **STATEMENT OF ACCOUNTS dated May 28, 2014:**

10 The Statement of Accounts reflects that the NJ Turnpike Authority settlement proceeds were received
11 and the land lease payment from A T & T was received and deposited.

12 JF/SR: Motion to accept the Statement of Accounts as presented. Carried.

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14 **BILL LIST:**

15 The following bills were presented for payment approval to be drawn from Industrial Commission
16 accounts:

Num	Name	Memo	Original Amount
2950	Constant Contact	#JMAC9SQAB13314 12 months Service Prepayment to Constant Contact	540.00
2951	Frantasy Enterprises, LLC	Marketing and Public Relations Services - May 2014	2,000.00
2952	Cleary Giacobbe Alfieri & Jacobs	Inv#23654 - Legal Services provided through 4/30/14	574.00
2953	Duvy's Media LLC	Inv#13486 Web Maintenance Services through 4/30/14	398.34

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2954	Anita B. Doyle	Inv#14-002: Administration Management Services provided to the Lakewood Industrial Commission th...	1,015.58
2955	Greater Media Newspapers	Ref#1265831 Notice of Contract Awarded - ABD Admin Management Svcs	45.90
2956	Israel Reinman	Executive Director Car Allowance - May 2014	400.00
2957	Verizon Wireless	Inv#9724697905 Executive Director Cell Phone Service 040514-050414	66.21
2958	Watchung Spring Water Co., Inc.	Account # 127214 Meeting Supplies	28.96
2959	Kaitlin Williams	Intern services: Social Media / Database Maintenance / Constant Contact	177.00
Subtotal:			5,245.99
2960	Yussi's	Meeting Refreshment 052814	192.35
Bill List Total:			5,438.34

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JF/SR: Motion to approve payment of items 2950 through 2960.
On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Flancbaum, Justin	x		
Katz, Shlomo			
Rabinowitz, Sam	x		
Schuster, Edwin			
Stafford-Smith, Greg			
Kirschner, Robert	x		Abstained from voting on Item # 2951

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The bill list hereby being approved by majority vote.

A Budget to Actual report dated 5/28/14 was provided for Commissioners' information as a routine document to be provided.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Reinman reported on the following:

Mr. Katz Arrived at 11:50 AM

- Lakewood Airport
 - We are still waiting...the proposed new hangar customers to come forward with their proposal on the public/private side of the partnership will allow us to start the

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- 33 development of that side of the airport for aeronautical uses on the airport side of the
34 60 acres – any day now according to a call received a few days ago.
- 35 ○ Banner Towing Operations: There was an incident that occurred since the last LIC
36 meeting where the new operator caught a banner on their wheels and ending up
37 dropping it on the runway. Nothing untoward happened. It was not a reportable incident.
 - 38 ○ There is daily monitoring by the FAA and DOT.
 - 39 ○ Permission for them to operate there is contingent on continued safe operations.
 - 40 ○ Things are tight. Regs call for a minimum of 125 feet from the center line of the
41 runway before there can be anything above the ground.
 - 42 ○ FAA declares that this is safe; the Operators need to be accommodated according to
43 the FAA.
- 44

45 Mr. Schuster arrived at 11:51 AM

46 Mr. Stafford-Smith arrived at 11:52 AM

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- 48 ○ There is concern that 3 banner towing operations will become dangerous with the
49 intermingling of airspace with the flying clubs and flight instruction going on at the
50 airport.
 - 51 ■ Mr. Katz commented that he is concerned about “turning off” LIC prospective
52 clients and other interest in industrial park sales.
 - 53 ○ There have been complaints about the banner towing operations in that it is too
54 crowded, dangerous and the operations are too close to the runway.
 - 55 ■ Mr. Flancabaum asked, “how many existing customer have expressed concern?”
 - 56 ● The safety issue lurks
 - 57 ● Concerns were expressed about negative effect to regular Lakewood
58 Airport customers (ref: fuel sales, etc.)
 - 59 ○ Lakewood has been told that since they have received Federal funding, they are
60 required to try and accommodate the banner towing operations.
 - 61 ○ If it is determined that this is harmful to businesses, there may be other
62 accommodations made.
 - 63 ● NH Holdings (Shopping Center)
 - 64 ○ There was a revision filed to their CAFRA application and the application is being
65 reviewed by CAFRA.
 - 66 ● Lakewood Equities (Office Building)
 - 67 ○ Is planning on going to Lakewood Planning Board next month.
 - 68 ● NJ Turnpike Authority Takings
 - 69 ○ Has been settled and the LIC received the settlement of \$730,000 for the lands taken
70 for construction of interchange improvements (Exits 88 & 89)
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ATTORNEY’S REPORT:

72 Ms. Howlett reported that there is no report at this time.
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OLD BUSINESS:

60-Acre Tract (Feasibility Study)

- Mr. Reinman gave an overview of the issue with Ocean County and what additional requirements they had and what had been settled as “required” traffic studies over the past month. Based on the “settled” requirements, RVE returned with a revised proposal for Change Order #1 reduced down to #4,700 for 7 additional County locations that require additional impact studies performed. The supporting resolution is prepared for adoption amending and approving final Change order #1 in the amount of \$4,700.00.

13-Acre Tract (Northeast Parkway Acquisition Area – located east of GSP)

- Mr. Reinman reported that there was no news since the last LIC meeting.
- Mr. Kirschner said that he met with Mr. Leone (Brick Township project abutting this acreage) over the past month and that he will send Mr. Leone the maps of this 13-acre tract in Lakewood.

NEW BUSINESS

None introduced

PUBLIC COMMENT:

Fran Kirschner reported that there was a newly-formed Builder Development Group to provide “New Services that would better serve local contractors and developers” as detailed in her release dated May 18, 2014 (on file).

The following resolution offered by NB/ES, and carried, moved the meeting into Closed Session at 12:05 PM:

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.

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

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PERSONNEL

LITIGATION

OTHER

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.

On a Motion by GSS/JF and carried, the meeting returned to Open Session at 12:37 PM.

CONSENT AGENDA RESOLUTIONS:

None Scheduled

RESOLUTIONS:

140501 *Amended* Resolution (Amending #140401) authorizing Change Order #1 to Remington Vernick in the amount of \$4,700.00 (change of scope resulting from meetings with Ocean County Engineer) – performance of Feasibility Study – 60 acres tract - .

JF/GSS: Motion to approve adoption of Resolution # 140501.

On Roll Call:

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

This resolution hereby being duly adopted unanimously.

JF/SK Motion to adjourn the meeting. Carried.

Meeting adjourned at 12:40 PM

Dated: June 22, 2014 by Anita B. Doyle