

**LAKWOOD INDUSTRIAL COMMISSION  
MINUTES  
OPEN SESSION  
MEETING OF: APRIL 26, 2006**

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act, P.L. 1975, c. 231.

The meeting was called to order Wednesday, April 26, 2006 at 12:11 PM by Chairman Jeff Golub.

**ROLL CALL:**

Presiding: Mr. Golub

Present: Mr. Albert, Dr. Eisenberg, and Mr. Doyle

Absent: Mr. Katz, Mr. Kokes and Mr. Silberberg

Also in attendance: Mr. Corby, Mr. Delanoy, Anita Doyle, and Gidalty G. Cruz

Public: Representative from Georgian Court College

**APPROVAL OF MINUTES OF:** March 22, 2006

MOTION TO waive the approval of the minutes of March 22, 2006 and defer approval to the May Meeting by Mr. Albert and seconded by Mr. Doyle. [Carried] Minutes were waived to the May meeting.

**STATEMENT OF ACCOUNTS:** Dated April 26, 2006

Mr. Albert/Mr. Golub – Motion to accept the Statement of Accounts as presented: [Carried] Statement of Account was approved by a voice vote.

**BILL LIST:** Dated April 26, 2006

The following bill list was presented for payment approval to be paid through Industrial Commission budgeted funds:

<b>Num</b>	<b>Name / Memo</b>	<b>Paid Amount</b>
2028	Acculmage Typesetting & Design, Inc. Marketing and Public Relations Services provided for month of March 2006	\$ (3,500.00)
2029	Anita B. Doyle Administrator of Accounts - Month of April 2006	\$ (400.00)

2030	Anita B. Doyle Replenishment of Petty Cash on hand	\$ (187.59)
2031	Kimball Medical Center Foundation Event Sponsorship - Journal Ad - 1/2 page	\$ (750.00)
2032	Lakewood Chamber of Commerce Registration - May 3 (1) , April 25 (5)	\$ (180.00)
2033	MODC Event 5/4-: Chairman Jeffrey Golub (2); Meeting of 4/21 (RKC)	\$ (330.00)
2034	MONOC FCU Acct# 2009183-6 Car Allowance - Month of April 2006	\$ (350.00)
2035	Shore Business Solutions Quarterly Maintenance Agreement - 1/1/06-4/1/06 # C6554/8913	\$ (242.86)
2036	Mid-State Abstract Company Title# S-26678 - Certificate of Incorporation Search; Inv # 133995	\$ (100.00)
2037	Secare, Delanoy, Martino & Ryan Professional Services Rendered Month of March 2006	\$ (3,520.00)
2038	Watchung Spring Water Co., Inc. Meeting Refreshments Inv # 0126413	\$ (39.22)
2039	Princeton Public Affairs Group, Inc. For Services provided- Legislative Consulting Services- April, 2006	\$ (2,500.00)
		\$ (12,099.67)

Dr. Eisenberg/Mr. Golub– Motion to accept the Bill List [items #'d 2028-2039 totaling \$12,099.67]

**On Roll Call:**

Commissioner	Aye	Nay	Abstain
Mr. Albert	X		
Mr. Doyle	X		
Dr. Eisenberg	X		
Mr. Katz	-		
Mr. Kokes	-		
Mr. Silberberg	-		
Mr. Golub	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission

## EXECUTIVE DIRECTOR'S REPORT:

Mr. Corby: You have in your package a resolution to follow up on an ordinance [first reading by the Lakewood Township Committee] in your packet with respect to the granting of an easement of some 4,500 square feet of our property [land] on the other side of Swarthmore Avenue for the purposes of the municipality wanting to develop and create an 'employment service area'. We would have to take a formal action because it is our property. We are not otherwise engaged in the employment service area project. It is believed that the Township is going to deal with a non profit organization to provide some services to the participants, that matter will need a vote today in terms of allowing the chairman to sign an agreement with the mayor for purposes of the easement. Also, you may have found in your packet, an RFP for the piece of property along Cedar Bridge [Block 1608, Lot 2] we been engaged in with some people about their bids and so forth. Essentially, this RFP is for public purposes. We can publicly bid the land. I will certainly let you review it and before we go ahead with it and maybe Mr. Delaney can tell us more. That's in there because at our last meeting that we wanted to go out and publicly bid it and see what we can get. Subsequent to that, we have received some correspondence and that is in your package. We shall talk about that in closed session.

Two items that will be coming on board in May - one is a re-paving all the roads in the industrial park. I met last week with the engineer they should get back to the LDC next Tuesday in terms of the cost. That is UEZ-funded; but obviously it is going to be a major project out in the industrial park.

Mr. Albert: Are they going to re surface all the roads in the park?

Mr. Corby: Yes

Mr. Albert: is not just a seal coat? It is a resurfacing?

Mr. Corby: We are having core sampling done. There has been some indication that some of the road ways, when they originally built them, were not finishe off. So that's why it is taking so long. Because they are performing some core samples to see how much reconstruction needs to be done. We are going to be talking about several million dollars of road pavement. And the question: "do we do it all at once or in stages?"

Mr. Albert: Are we responsible for the whole thing?

Mr. Corby: The Township is; not the LIC. I'm just giving you an update. There will be a report on this matter. The other project is - that we talk about improvements to the signage. These are very preliminary this are just sketches {showing design drawings}. Do we want to have the Lakewood Industrial Campus with the word "industrial"? - is it in context with today's park? We are thinking of re-naming it the Business Center at Lakewood. If you all consider it or come up with a better name. If you've driven around the park, you know that all the corners and entryways are not perfectly situated. So we may have to do more of this post [style]. I think on each of these there might be the name of the street. Just to give it some recognition in terms of driving by. We are still working

on a number of intersections and deciding which one would accommodate something like this and which one would accommodate this [the planter style]. We are also making a list of easements that would be necessary. This is very preliminary but I did want you to know that we started this.

Mr. Albert: Question. Is this going to be the same fragile signs as we have or are we going to make them out of concrete and steel?

Mr. Golub: He said stone.

Mr. Albert: Stone is fine.

Mr. Golub: I have to tell you, according to DOT standards and depending upon whether the location is marquee. Signs any kind of signage has to have some kind of shear unless there is in a considerable set back, because if a vehicle hits it, needs to be able to provide some relief so that some one doesn't go thru a windshield. I'm sure that would be examined and considered.

Mr. Corby: He just brought this in and we really talked about the name and what do we want on them what would they look like. Should there be lighting on them, etc? I would like to come back to this subject.

Mr. Doyle: Is the designer going to come and make a presentation here?

Mr. Corby: actually this is now a LDC & UEZ project but I don't see why we can't have him come in. I just wanted you to know that we are making progress with the re-paving and the signage.

Discussion continued on the re-paving of the roads.

## **ATTORNEY'S REPORT:**

Mr. Delanoy: I have the status of the 'LIC to Hamilton Partners'. I spoke to [Attorney] John Doyle yesterday and again this morning and he advises that the [subdivision] plans are signed by everybody except the Lakewood Planning Board they expect to get that signature this week or the next so we anticipate closing prior to the next meeting. The news is good there and we hope to have that completed by your next meeting. I expect what Mr. Doyle is telling me is accurate, so there is no reason to disbelieve that we won't be ready to close at this point. I did prepare, for the chairman's signature, a 'grant of easement' for the right-of-way that basically is going to provide a parcel of land to the Township for the use of the so-called "Muster Zone" area, as I'm sure you are all familiar with. At this point in time we are going to be giving them an easement to use the property for the Muster area and I have prepared the document for Mr. Golub [to execute] and if anybody wants to take a look at it. It is a relatively straightforward document. It does describe the property that we will be giving to them as an easement and allows us to sign over those rights of easement.

Mr. Albert: Does the granting of the easement for building this employment center put us in conflict with the federal government? Since it's [the action is interpreted as] condoning the hiring of illegal aliens?

Mr. Delanoy: No, because all we are doing is giving an interested party an easement.

Mr. Albert: I know that the federal government is also cracking down on any endeavor to assist them; if we leave them alone they won't do anything.

Dr. Eisenberg: But we are not doing the hiring.

Mr. Albert: you're condoning it by building it - an employment center.

Mr. Doyle: I had that in mind myself

Mr. Albert: I think it puts the Township in jeopardy with the federal government and open to suit.

Mr. Delanoy: There is no effect on this Board; the effect would be on the Township. And, if the zone doesn't work out, the easement terminates and the land goes back to the LIC. That is also in the document.

Mr. Albert: ok

Mr. Corby: Obviously, the Township Committee has gone over this issue for several months and there are any number of side-issues, as you can imagine. But really, there is a consensus among the Township Committee that some actions have to be taken. They would like to try this. If the Mayor was here, I'm sure he would speak forcefully in favor of this attempt as would other Committee members.

Mr. Golub: I have some question that might clear up some questions and concerns Mr. Albert might have. Would there be a lease or contract accompanying to this non profit

Mr. Delanoy: I believe, if I recall, there is indemnification [in the easement agreement] that basically says there will be no liability to this Board as a result of the use of the land.

Mr. Corby: I would also suggest~the role of a non-profit in establishing this is one of the things they can do that we can't do, through the police department and/or other agencies, is that they can encourage people, sending out flyers; they can take a more active role encouraging people to go to the employment service area. Right now the tools of the Township are to send the police department.

Mr. Golub: It can stir a hornet's nest. It makes people feel uncomfortable everywhere.

Mr. Corby: Again we are not playing any part in that, but one of the things that a non-profit would do is to be able to go into the community and persuade and promote to go there.

Mr. Golub: To do the right thing and to respectful of the land that's not theirs...

Mr. Albert: Mr. Corby has the township considered using the old Little League field for this purpose. It's right in town?

Mr. Corby: I can't respond to that because I'm unaware of the type of discussion that has taken place.

Dr. Eisenberg: That's right in a residential area and they are not going to want it. You can forget about it.

Mr. Golub: You have to recognize the fact that there is a multitude of people that are congregating and if you play human chess, where I move my police officers or whoever to Clifton Avenue, they are going to move some where else. I won't want them in front of my house where my children & wife live. I don't want them in front of the Clifton Avenue School. I would want them compartmentalized away. Not because I'm treating them less than what they are, but giving them an area where they can coordinate their efforts employment-wise and not be interrupted and clog up traffic with Public Works picking up their trash. It will just be a smoother process for everyone. For the amount of traffic in the area, and that is not even school traffic, but from the public...people going to work. What we don't need is one more strong entity and it will be a strong entity and it will be a strong entity because is already. It is not organized, but that is the only difference; this is going to be an organized area as opposed to spreading them out throughout the entire town. The business community will be very enthusiastic about it because they will have their storefront back. It definitely has its merits, everything has its pros and cons. These cons are minimal and the pros are actually overwhelming. I see somebody from the "public" [in the audience] Do you have any comments?

Rep from Georgian Court: Not really, I don't live in the area this is my first time actually even driving in Lakewood, so I don't really have a comment.

Mr. Golub: What do you think?

Rep. from Georgian Court: I think is great to have a specific place for people to go and have a controled environment where they are not in front of stores. They are not intimidating people from going into the stores.

Mr. Golub: Which is what actually what I anticipated the perception of the public to be, thank you.

The following Resolution was offered to move the meeting into Closed Session by Mr. Albert / Dr. Eisenberg and carried.

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) exclusion 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	P
PERSONNEL	≤
LITIGATION (impending)	≤
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.

The meeting moved into Closed Session at 12:42PM

The Meeting returned to Open Session upon passage of a motion by Mr. Albert/Mr. Golub and carried.

The Meeting returned to Open Session at 1:03PM

Mr. Albert: I make a motion that we put this Block 1608, Lot 2 out for public bid.

Motion by Mr. Albert second by Mr. Doyle : to put Block 1608, Lot 2 out for public bids

**On Roll Call:**

Commissioner	Aye	Nay	Abstain
Mr. Albert	X		
Mr. Doyle	X		
Dr. Eisenberg	X		
Mr. Katz	-		
Mr. Kokes	-		
Mr. Silberberg	-		
Mr. Golub	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission

**CORRESPONDENCE:**

**Legislative Consultant**

**COMMITTEE REPORTS: NONE**

**OLD BUSINESS:**

**NEW BUSINESS:**

**RESOLUTIONS:**

- 060401** Resolution adopting policy regarding management and distribution of e-mails pertaining to LIC business whether they are in-house or processing through personal e-mail. Requirement being that they be copied to and kept on file as public record and subject to public review under OPRA compliance.

Mr. Albert/Mr. Golub: Motion to adopt Resolution # 060401

**On Roll Call:**

Commissioner	Aye	Nay	Abstain
Mr. Albert	X		
Mr. Doyle	X		
Dr. Eisenberg	X		
Mr. Katz	-		
Mr. Kokes	-		
Mr. Silberberg	-		
Mr. Golub	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission

- 060402** Authorizing an Easement to the Township of Lakewood for a portion of Lot 9 in Block 1606 for the development of an Employment Service Area; Authorizing the Chairman to execute on behalf of the of the Commission.

Mr. Silberberg/Mr. Doyle: Motion to adopt Resolution # 060402

**On Roll Call:**

Commissioner	Aye	Nay	Abstain
Mr. Albert			X
Mr. Doyle	X		
Dr. Eisenberg	X		
Mr. Katz	-		
Mr. Kokes	-		
Mr. Silberberg	-		
Mr. Golub	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission



**COMMENTS FROM THE PUBLIC: NONE**

**ADJOURNMENT:**

Mr. Albert/ Mr.Doyle - Motion to adjourn. Carried

Meeting Adjourned at 1:10PM

Dated:May 4, 2006

by

Gidaly G. Cruz

Recording Secretary

[Reviewed] by Anita B. Doyle,  
Secretary- Designee