

1 **LAKEWOOD INDUSTRIAL COMMISSION**
2 **MINUTES**

3 **OPEN SESSION**

4 Meeting of: September 24, 2008

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

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8 The meeting was called to order Wednesday, September 24, 2008 at 12:28 PM by Chairman Jeffrey
9 Golub.

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11 **ROLL CALL:**

12 Presiding: Chairman Jeff Golub

13 Present: Mr. Flancbaum, Mr. Katz and Mr. Doyle, Vice Chairman Bertram
14 Albert.

15 Absent: Mr. Kokes and Mr. Silberberg; Executive Director Corby

16 Also in attendance: Edward J. Delaney, Esq.; Anita Doyle; Andrew Sinclair of Princeton
17 Public Affairs Group

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20 **APPROVAL OF MINUTES OF:**

21 **Motion by Mr. Albert/Seconded by Mr. Golub and carried to Table action on the minutes of**
22 **May 28, 2008 and June 25, 2008 to give the Commissioners an opportunity to refresh**
23 **themselves on the matters included therein.** The subject minutes are to be re-distributed and will
24 be placed on the agenda of November 12, 2008 for action. Carried.

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27 **STATEMENT OF ACCOUNTS: Dated September 24, 2008**

28 The Statement of Accounts reflects that the annual Lease payment was received from Alpha
29 Associates. *Motion by Katz/Golub to accept the Statement of Accounts as presented. Carried.*

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32 **BILL LIST: September 24, 2008**

33 The following bills were submitted for payment approval to be drawn from Industrial Commission
34 budgeted funds:
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Num	Name	Memo	Paid Amount	Paid / Released
2310	Acculmage Typesetting & Design, Inc.	Website Maintenance- 2nd Quarter 2008- LIC Portion for 2008 fulfilled	\$ (2,000.00)	x
2311	Acculmage Typesetting & Design, Inc.	Marketing and Public Relations Service -June 2008	\$ (2,500.00)	x
2312	Acculmage Typesetting & Design, Inc.	Marketing and Public Relations Services- July 2008	\$ (2,500.00)	x
2313	Anita B. Doyle	Administrator of Accounts July and August 2008	\$ (800.00)	x

2314	Kimball Medical Center Foundation	Business Development Event Registration - Russell K. Corby		\$ (650.00)	x
2315	MONOC FCU Acct# 2009183-6	Car Allowance - Months of July and August 2008		\$ (800.00)	x
2316	Princeton Public Affairs Group, Inc.	Legislative Consulting Services - July 2008 Inv #0708		\$ (2,500.00)	x
2317	Princeton Public Affairs Group, Inc.	Legislative Consulting Services Provided August 2008		\$ (2,500.00)	x
2318	Shore Business Solutions	Sharp MX350 Copier Maintenance Inv# 13218 4/1/08-7/1/08		\$ (437.24)	x
2319	Watchung Spring Water Co., Inc.	Meeting refreshment- Inv# 1604247		\$ (65.91)	x
2320	ADACO	Business Development Registration		\$ (350.00)	x
2321	Lakewood Chamber of Commerce	Advertising - Business Excellence -Full Page		\$ (250.00)	x
2322	Secare, Delanoy, Martino & Ryan	Legal Services Provided June 2008		\$ (1,241.00)	x
2323	Caesars Atlantic City	NJLOM Russell K. Corby - 11/19/08-11/21/08 # 396431352711		\$ (318.00)	
2324	Acculmage Typesetting & Design, Inc.	Marketing and Public Relations Services provided- August 2008		\$ (2,500.00)	
2325	MONOC FCU Acct# 2009183-6	Car Allowance - September 2008		\$ (400.00)	
2326	Anita B. Doyle	for Services provided as Administrator of Accounts - September 2008		\$ (400.00)	
2327	Ocean ELC	ELC event registration- Russell K. Corby for 9/12/08		\$ (20.00)	
2328	Lakewood Chamber of Commerce	Event Sponsor - 9/3/08- Industrial Park Labor Survey		\$ (250.00)	
2329	Princeton Public Affairs Group, Inc.	Legislative Consulting Services Retainer Fee - September 2008		\$ (2,500.00)	
2330	Secare, Delanoy, Martino & Ryan	Legal Services July & August 2008		\$ (544.00)	
2331	Watchung Spring Water Co., Inc.	Meeting Refreshment - Spring Water Acct # 127214		\$ (86.87)	
		TOTAL:		\$ (23,613.02)	
				\$ 16,594.15	
				\$ 7,018.87	

36 It was clarified that there were checks executed and released without benefit of 'formal' meeting
37 approval that were considered contractual or were considered regular monthly bills and obligations
38 of the LIC. Funds to cover these checks were transferred appropriately. The above-marked (X)
39 checks were pre-released upon approval by the Chairman due to the fact that no meetings of the LIC
40 took place in July and August of 2008.

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42 ***Katz/Golub – Motion to accept the Bill List as presented:***

43 On Roll Call:

<u>Commissioner</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Mr. Albert	X		

Mr. Doyle	X		
Mr. Flancbaum	X		
Mr. Katz	X		
Mr. Kokes	-		
Mr. Silberberg	-		
Mr. Golub	X		

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

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46 **EXECUTIVE DIRECTOR’S REPORT:**

47 The Executive Director was absent from this meeting. Anita Doyle provided a verbal update using
 48 the Executive Director’s memorandum to the Township Committee (as reference) regarding the
 49 status of Lakewood’ Foreign Trade Zone (#235) and the current activity.

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 52 **LEGISLATIVE CONSULTING SERVICES REPORT:**

53 **Andrew Sinclair** of PPAG was present at the meeting and provided a verbal update on issues of
 54 interest to the Lakewood Industrial Commission / Lakewood Township. A written report is to
 55 follow.

- 56 • The “log jam” with CAFRA has been broken; Senator Singer having been instrumental in
 57 the forward movement toward resolution to Lakewood’s issues involving CAFRA;
 58 ○ T& M is reworking the plans but there are no granular details of the Plan available to
 59 date;
 60 ○ Senator Singer is pleased with the concepts put together and the momentum gained
 61 at the DEP;
 62 ○ November 2008 – critical – plans are slated to be submitted in October with a
 63 decision anticipated to be rendered in November; many changes have happened
 64 within the past two weeks.
 65 ○ T&M is finalizing the plans at this time.
- 66 • ‘Red Light’ Program – Pilot
 67 ○ Implementation of this program is being discussed at this time;
 68 ○ If implemented, would bring large revenues to the Township of Lakewood.

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 71 **Questions/Comment:**

- 72 Mr. Albert: Are they (DEP) making us a “Town Center” designation again?
- 73 Mr. Sinclair: The desire for “Town Center” designation precipitated this process
- 74 Mr. Golub- Has the (CAFRA-regulated) impervious coverage formula changed? (back at
 75 80% impervious?)
- 76 Mr. Flancbaum- November.... ‘decision’?
- 77 Mr. Sinclair- We will have an idea of what the outcome will be (in November).
- 78 Mr. Golub- MOM rail line – would like the LIC to take it on as a project.
- 79 Mr. Sinclair – Middlesex County, Jamesburg, South Brunswick are the stumbling blocks
 80 regarding the movement of MOM line for train service. Regarding the overall
 81 funding scheme, the Transportation Trust Fund is considered
 82 ‘bankrupt/oversubscribed’ as is Green Acres. It was calculated and discussed
 83 that we need a 40 cents per gallon gas tax to keep programs moving at current

84 levels. Parkway/Turnpike is considering toll hikes currently. Ocean County
85 has a consultant working on it as well.
86 Mr. Golub- Advocates tax advantages (State and Federal) awarded for using Public
87 Transportation
88 Mr. Sinclair- Clean Energy Council- Offered to position Lakewood to be more prominent
89 as a municipality in representation with this Council.
90 Mr. Golub- Does Lakewood get money for hosting the cogeneration facility and County
91 recycling facilities? (Check with Frank Edwards)
92 Mr. Sinclair- Legislature is considering drafting of legislation regarding solar and wind
93 energy (Amy Demster) as a next round of incentives – State-level initiatives.
94 The previous incentives took too long with the rebates.

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Mr. Sinclair left the meeting at 1:00 PM following presentation of his verbal report

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ATTORNEY’S REPORT:

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Edward J. Delanoy, Jr., Esq.

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- **Pine Belt Chrysler update:** There has been no activity recently. A letter was sent to Pine Belt / Attorney Gross asking for a response. We can safely assume that the matter is not active at this time. *By general consensus of the Commissioners in attendance, Mr. Delanoy was directed to send Pine Belt Chrysler/Michael Gross, Esq. a letter informing them that the file will be closed unless a response is received.*

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- On the matter Stamos & Sommers, the LIC is preparing to close on this transaction.

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**NEW BUSINESS:**

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***LIC Meetings-*** It was suggested that the meetings of the Lakewood Industrial Commission take place quarterly instead of being scheduled to take place monthly.

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By general consensus, the Commissioners agreed to maintain the current schedule of meetings as monthly with the stipulation that if there is no business pending needing formal action, such meetings are to be canceled with proper notice to the public.

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**OLD BUSINESS:**

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- Block 549.01 ad 549.02 – Status
- Mr. Delanoy reported that the lot that is still not in title to the Township of Lakewood is currently progressing and under condemnation.
- LEEDS Symposium-
- Mr. Golub reported on the principals of “Green Building” in general and incentives that may be available to developers of “Green” buildings and developments.

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CORRESPONDENCE: NONE

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129 **COMMITTEE REPORTS: NONE**

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131 **CLOSED SESSION: NONE**

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133 **NON-CONSENT AGENDA RESOLUTIONS: NONE**

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135 **RESOLUTIONS-**

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137 #080901- Resolution extending the LIC's current contract (for consulting services
138 relating to FTZ #235 granted to the Township of Lakewood) with FTZ Consulting, Homer
139 New York for the period of September 1, 2008-December 31, 2008.

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141 *New Contract term for FTZ consulting services is to begin January 1 for 12 months to coordinate*
142 *with the LIC's budgetary term (January – December).*

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144 **KATZ/GOLUB Motion to approve passage of Resolution # 080901 to extend the**
145 **currently contract with FTZ Consulting through December 31, 2008.**

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147 ON ROLL CALL:

148 On Roll Call:

| <u>Commissioner</u> | <u>Aye</u> | <u>Nay</u> | <u>Abstain</u> |
|---------------------|------------|------------|----------------|
| Mr. Albert | X | | |
| Mr. Doyle | X | | |
| Mr. Flancbaum | X | | |
| Mr. Katz | X | | |
| Mr. Kokes | -- | | |
| Mr. Silberberg | -- | | |
| Mr. Golub | X | | |

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The above Resolution hereby being duly adopted by the Lakewood Industrial Commission.

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151 **COMMENTS FROM THE PUBLIC: NONE**

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154 **COMMENTS FROM THE MEMBERS:**

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156 **Mr. Albert:** commented on the FAA Conference where the DEP was in attendance.

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158 Commissioners mentioned the area known as the Northeast Parkway Acquisition Area (13+/-)
159 acres) and inquired as to whether it's been determined that a roadway can cross wetlands. Wetland
160 delineation has been done on the tract in question.

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162 Subject to be carried to the next meeting of the LIC.

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164 **ADJOURNMENT:**

**165** *ALBERT/KATZ Motion to adjourn. Carried.*

**166** *Meeting Adjourned at 1:25PM*

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**168** Dated: October 7, 2008

by

**169**

Anita B. Doyle

**170**

Secretary-Designee

**171**