

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION**

MEETING OF: JUNE 16, 2011

Adequate Notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT, P.L. 1975, c. 231.

1 The meeting was called to order at 12:14 PM by Chairman Robert Kirschner:

2

3 **ROLL CALL FOR ATTENDANCE:**

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	X	
Flanbaum, Justin (JF)	X (arrived at 12:20PM)	
Golub, Jeffrey (JG)		X
Katz, Shlomo (SK)	X	
Silberberg, Charles (CS)		X
Stafford-Smith, Gregory (GSS)	X	
Kirschner, Robert-Chairman (RK)	X	
Quorum Count:		
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	X	
Gertner, Sean – Comm Atty	X	
Doyle, Anita–Scty-Designee	X	
Staiger, Jeff – Comm.Engineer		X

4

5 **MINUTES OF THE MAY 11 2011 MEETING**

6 It was accepted by consensus that review and approval of the minutes if the May 11, 2011
7 meeting be waived until the next meeting.

8

9 **STATEMENT OF ACCOUNTS:**

10 The Statement of Accounts reflects an addition of proceeds from the transaction conclusion with
11 Stamos & Sommers/ Lakewood Industrial Holdings/ 1920 Swarthmore LLC for the tree
12 save/easement of the 2 acre portion of Lot 9 in Block 1606. Also included are deposits received
13 from registering exhibitors for the 2011 Lakewood Regional Business and Industry EXPO. The
14 LIC is managing the EXPO accounting and bills through its accounts. The LIC continues to
15 receive \$460.00 monthly for the cell tower land lease (170 SF) under the legs of JCP&L tower
16 #3.

17 **GSS/JF Motion to accept the Statement of Accounts as presented. Carried.**

18

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19 **BILL LIST**

20 The following bills were presented for payment approval :

Num	Name	Memo	Amount
2595	Bathgate, Wegener & Wolf, PC	Legal Services provided thru 053111 (Avallone / Stamos & Sommers Open Files)	\$ 1,081.59
2596	Anita B. Doyle	As Administrator of Accounts Month of June 2011	\$ 400.00
2597	Anita B. Doyle	Replenishment of Petty Cash on hand	\$ 184.97
2598	Frantasy Enterprises, LLC	Contract - Marketing and Public Relations services- Township of Lakewood- May, June 2011	\$ 4,000.00
2599	Gertner Mandel & Peslak, LLC	Legal Services-Variou Project specific & General 3/2/11-6/8/11	\$ 2,100.00
2600	Israel Reinman	Executive Director's Car allowance June 2011/Reimb Out of pocket-parking	\$ 409.00
2601	Upper Level	Website Maintenance Inv#133429 2/3 of invoice - LIC & Lakewood Township	\$ 4,020.00
2602	Watchung Spring Water Co., Inc.	Inv# 3794125 & #3754898 Meeting Refreshments	\$ 63.90
2603	BP Graphics	50% printing of EXPO flyers (share with UEZ funding)	
Bill list total:			\$ 12,259.46

21

22 GS/JF – Motion to approve payment of items # 2595 through 2603.

23 On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	X		
Flanbaum, Justin	X		
Golub, Jeffery	-	-	-
Katz, Shlomo	X	-	-
Silberberg, Charles	-	-	-
Stafford-Smith, Greg	X		
Kirschner, Robert	X	-	Abstain from #2598

24 The Bill List hereby having been adopted and Bills authorized to be paid from Lakewood
25 Industrial Commission accounts.

26

27 **EXECUTIVE DIRECTORS REPORT:**

28 Mr. Reinman reported on the following

29 Budget Committee Meeting

30 Lakewood Airport is beginning to include Sightseeing helicopter rides

31 Helipad design for Lakewood Airport

32 Obstruction removal (burial of four utility poles and construction of underground services)

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33 Industrial Park Analysis – Trends of Tax Ratables and comparisons with ratables and Taxes
34 Assessed.*

35 *Attorney advised that this document is deliberative and not considered a “public” document at
36 this time.

37

38 A review was made of the Tax Ratables summary and discussions took place as to how the
39 ratables are affected in the M-1 zone by non profit uses. It was determined that it would not be
40 accepted to jump in and take definitive action without further study of the facts and figures.
41 “Plan the Plan”. The Industrial Park Issues Committee met in 6/15/11 at Sean Gertner’s office
42 whereafter a prototype letter was drafted in relation to the industrial park issues presented
43 recently.

44

45 Discussions continued relative to the number of schools that were actually located within the
46 internal boundaries of the industrial parks.

47

48 The attorney suggested that the information purveyed in the discussions today will be circulated
49 into the letter drafted from the previous meeting.

50

51 Zones can be further defined to fine tune locations and the impact on industrial park businesses.

52

53 Suggested that a map of the Industrial Parks be provided whereon school properties would be
54 highlighted to assist in development of a working document.

55

56 Mr. Gertner indicated that based on this discussion, another letter will be generated.

57

58 Mr. Reinman will be meeting with the Elcon people in Israel next week and initiating discussion
59 on their business and a Lakewood location of their business while he is there. He requested that
60 he be authorized to travel and be reimbursed for his travel expenses. Following discussion, the
61 following action was taken:

62

63 **GSS/JF Motion to authorize reimbursement to Steven Reinman not to exceed the sum of**
64 **\$3,000.00 for the meeting in Israel.**

65

On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	X		
Flanbaum, Justin	X		
Golub, Jeffery	-	-	-
Katz, Shlomo	X	-	-
Silberberg, Charles	-	-	-
Stafford-Smith, Greg	X		
Kirschner, Robert	X	-	

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

67

68 **ATTORNEY'S REPORT:**

69 ***Coni-Seal:***

70 There has been communication with Abe Penzer, Attorney for Coni-Seal.

71

72 ***Organic Diversion:***

73 The company is aware of us waiting to move forward as soon as possible.

74

75 Mr. Reinman added that they are applying for NJDEP air permits at this time.

76

77 They have outlined a contract where dates can be plugged in as negotiated.

78

79 **CORRESPONDENCE:**

80 Correspondence was received and filed from Dewberry Goodkind as a Notice of filing for DEP
81 ad other environmental permitting relative to improvements to the full GSP interchange in
82 Lakewood.

83

84 **COMMITTEE REPORTS:**

85 Site review Committee:

86 Former NuData Building – SP # 1958 – **Change of Use** from Industrial use to School use.
87 Commissioner Stafford-Smith reviewed the Plan and authorized that the LIC correspondence to
88 the Planning Board reflect a recommendation that the driveways be reconfigured to
89 accommodate all school buses and take them off Industrial Park roads while they wait to load /
90 unload (the facility is located on a curve on Swarthmore Avenue). Also the internal configuration
91 of the building - adequate number of bathrooms for students?

92

93 The consensus of the Commission being that if schools or other non-industrial uses are locating
94 in the industrial park, they should be made to conform with the requirements applied to other
95 industrial uses

96

97 **NEW BUSINESS:**

98 Lakewood Township Ordinance – a copy of the Amended Ordinances for Chapter XXIV
99 (Taxation) Section 24-1 *Tax Exemption and Abatement* were distributed to the Commissioners
100 for their information.

101

102 **COMMENTS FROM THE PUBLIC:**

103 Frances Kirschner- reminded the Public and Commissioners of the upcoming EXPO scheduled
104 for July 21, 2011 at Lake Terrace. She urged everyone to attend if they cannot exhibit. The event
105 is open to the public and is free to the public.

106

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107 Joyce Blay- requested a copy of the repost of the Schools in the M-1 Zone. The response from
108 the Commissioners was that when the final form of the document is approved, then it will be
109 made available to the public.

110

111 The following resolution was offered by SK/NB and carried to move the meeting into Closed
112 Session:

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

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

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

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

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

123 **CONTRACT NEGOTIATIONS**

124 **PERSONNEL**

125 **LITIGATION**

126 **OTHER**

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

131 4. This resolution shall take effect immediately.

132

133 The meeting moved into CLOSED SESSION at 12:50 PM

134

135 On a Motion by NB/GSS, the meeting returned to OPEN SESSION at 12:57 PM.

136

137 GSS/NB- Motion to adjourn the meeting. Carried.

138 Meeting adjourned at 12:58 PM

139

140 Dated: 9/19/11 by Anita B. Doyle
141 Secretary's Designee

142

143