

**LAKESWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: JUNE 14, 2017

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

1 The meeting was called to order at 11:47 AM by Chairman Robert Kirschner.

2

3 Attendance:

Commissioners

Brooks, Neil (NB)
 Calabro, Thomas (TC)
 Flancbaum, Justin (JF)
 Katz, Shlomo (SK)
 Schuster, Edwin (ES)
 Stafford-Smith, Gregory (GSS)
 Kirschner, Robert-Chairman (RK)

	Present	Absent
	x	
	x	
	x	
		x
	x	
	x*	
	x	
Quorum Count:	6	
	x	
	x	
	x	
	x	

LIC Professionals and Staff

Reinman, Steven- Exec. Dir.
 Kean, Sean – Comm Atty
 Doyle, Anita–Scty-Designee
 Staiger, Jeff – Comm. Engineer

Also in attendance: Frances A. Kirschner of
 Frantasy Enterprises

*electronically

4

MINUTES OF THE APRIL 5, 2017 MEETING:

5

6 TC/JF Motion to approve the minutes as transcribed. Carried

6

7

STATEMENT OF ACCOUNTS:

8

9 JF/TC: Motion to accept the Statement of Accounts as presented. Carried

10

BILL LIST:

11

12 Bill list approval will be moved to the end of the meeting.

12

13

BUDGET TO ACTUAL REPORT:

14

15 Presented for review. No action required.

15

16

COMMENTS FROM THE PUBLIC:

17

18 None were forthcoming.

18

19

20

LAKESWOOD INDUSTRIAL COMMISSION
MINUTES

OPEN SESSION • MEETING OF: JUNE 14, 2017

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

EXECUTIVE DIRECTOR'S REPORT:

Lakewood Airport:

- Airport T-Hangar construction is coming along – awaiting delivery of the materials
- Taxi lanes have been paved (and overflow parking). Comments from airport users. Not paved is the final connectors to the new taxiways.
- Runway-end 6 (RWE6) land acquisition
 - Negotiations with Lakewood Township have concluded to remove obstructions from the RWE6 area which ended up with the Township's acquisition of acreage from Church & Dwight. This acquisition will permit relocation of an existing fence which currently creates an obstruction to the runway. Additional runway length can be recaptured once this fence is relocated away from the runway end.
 - Question regarding requirement to have a fence around a detention basin.
 - Not required - we have a fence around the airport. Part of the overall fencing system.
 - We will continue to permit Church and Dwight access to perform required tests.
 - FAA & NJDOT will now be contacted for authorization to recapture additional runway landing area (a few hundred feet).
 - CAFRA regulations apply to a good portion of Lakewood development including Lakewood Airport. The taxiway and runway were once connected by pavement. Federal regulations had changed and Lakewood was required to build a new taxiway. Procedurally, a request for CAFRA assessment and review was made. CAFRA took no action for about a year. Construction proceeded as planned. CAFRA came back to Lakewood a year+ and requested their fees for the Permit. Objection was filed. Negotiations took place. Result being- Lakewood put together an agreement for a 5-year plan of development at Lakewood Airport and this will be presented to CAFRA who will act on the entire plan for airport activities/improvements (instead of a permit per each component). CAFRA will get their requested fee. This expense would be funded in part by the FAA & NJDOT with a 5% match from Lakewood Township.

Request for a grant of Utility Easement –

- New office building under construction is requesting acreage to be dedicated to install sewer laterals across lands owned by the Industrial Commission.
 - Requesting that the LIC provide an easement across lands along the perimeter of the Stadium property to be dedicated for utility easement.
- Question - regarding this new construction in this Redevelopment area, is Lakewood Township receiving taxes from these projects?
 - Yes, we do get tax revenue from them but not in the 'normal' calculation of taxes and application of Project Tax Abatement (if warranted). Some of these new buildings have entered into PILOT agreements with Lakewood Township where the taxation formula is more complex.

LAKESWOOD INDUSTRIAL COMMISSION

MINUTES

OPEN SESSION • MEETING OF: JUNE 14, 2017

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

64 SAFE Zone:

- 65 • The Lakewood Industrial Commission submitted a letter to the Master Plan Committee
66 ○ Hope that it will be adopted and made part of the Master Plan.

67

68 SALES of Industrial Zone Properties:

- 69 • The office is compiling recent sales data to present to the commission for information
70 ○ Prices are high
71 ○ Demand is high

72

73 Specialized training programs are becoming available to assist businesses in the Industrial Park to get
74 trained personnel for their manufacturing processes.

- 75 • We've had meetings with employers where we're getting an indication that they can't find
76 skilled employees to fill vital positions including:
77 ○ Welding
78 ○ Machine Operators
79 • Looking to coordinate with local and other state business organizations to assist employers to
80 find trained employees to meet their needs.
81 • Met with Michael Forcella of Ocean County College who is managing programs that provide
82 skills training. They are actually doing classes for businesses in our industrial park.
83 ○ LIC office to coordinate, through our newsletter, with a service that will assist
84 employers to find the employees that they need (matching their required skill set).
85 OCC's welding program is in a partnership with Vo-Tech.
86 ○ Looking to have them channel their needs through the LIC office (contact &
87 coordination)
88 ○ All trades are having trouble finding skilled employees.

89

90 Mr. Kirschner commented that he went out to the T-Hangar construction site – progressing well.

- 91 • Asked about the leasing of the hangars space
92 • Commented on the detention basin and that its location is attracting geese.
93 ○ Discussion continued on regulation / OC Soils / adding filters to any standing water to
94 deter geese.
95 ○ There is also an issue with deer at certain times of the year.
96 ○ No issue on this runway with bird-nesting.

97

- 98 • Mr. Kirschner also asked for the Airport Subcommittee to meet and plan Phase II of the
99 Airport Hangars Project and also asked for a push to get the materials delivered for this
100 current phase.

101

102

103

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: JUNE 14, 2017

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

104 **ATTORNEY'S REPORT:**

105 Mr. Kean reported that

- 106 • With regard to the easement for the sewer laterals installation
 - 107 ○ The LIC lease with the BlueClaws does permit us to provide this easement in favor of
 - 108 the Municipal utility but we should notice them.
 - 109 ○ Discussion on the requested easement and the need for easement

110
111 **CORRESPONDENCE:**

112 Only the PDS letter requesting the easement. This matter is currently being addressed.

113
114 **MARKETING AND PUBLIC RELATIONS:**

115 Fran Kirschner reported that the Spring edition of the Lakewood Industrial Commission newsletter,
116 Geared for Business, was released.

117
118 We're ready to work on the next issue:

119 Contacting (for upcoming issue):

- 120 • Nitto
- 121 • SS White Burs
- 122 • Update on Church & Dwight (Lt. Governor's incentive to Church & Dwight to stay in NJ)

123
124 Asked for suggestions as to what the Commissioners would like to see in upcoming issues.

- 125 • Congratulations to Twin City Jewelers on the Howell store's 3rd Anniversary.

126
127 **OLD BUSINESS:**

128 None

129
130 The following resolution was offered by TC/JF and carried to move the meeting into Closed Session:

131
132 **WHEREAS**, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975,
133 c.231, s.1; amended 2006, c.70, s.2., permits the exclusion of the public from a meeting under
134 circumstances; and

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

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

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

LAKWOOD INDUSTRIAL COMMISSION
MINUTES

OPEN SESSION • MEETING OF: JUNE 14, 2017

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

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

144 **CONTRACT NEGOTIATIONS**

145 **PERSONNEL**

146 **LITIGATION**

147 **OTHER**

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

152 4. This resolution shall take effect immediately.

153

154

155 The meeting moved into Closed Session at 12:25 PM

156

157 The meeting returned to Open Session at 12:40 PM on a Motion offered by TC/JF and carried.

158

159 **RESOLUTIONS:**

160

170601 Resolution granting a dedicated utility easement of 2,220 SF across a portion of Lot 961, Lot 1 for installation of sanitary sewer to service a new office building located on Avenue of the States.

161

162 **TC/GSS Motion to approve Resolution 170601.**

163 On roll call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin			x
Katz, Shlomo	-		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		

164

165 This resolution hereby being duly adopted by majority vote.

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: JUNE 14, 2017

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

166
167
168
169
170
171

BILL LIST:

The Commissioners requested Bill # 3304 removed from the Bill List presented - to be addressed separately:

TC/JF Motion to approve payment of items 3288-3303 and 3305-3307.

On roll call:

Num	Name	Memo	Original Amount	
3288	Cleary Giacobbe Alfieri & Jacobs	Inv#50121 / 50727 Legal Services	\$ 966.00	*
3289	Anita B. Doyle	Inv#17005 Administration Management Services April 2017	\$ 1,032.50	*
3290	Anita Doyle as Agent of LIC	Replenishment of Petty Cash On Hand	\$ 157.53	*
3291	MOCEAN HOLLOW METAL & HARDWARE, INC.	Inv#27181 - Office Reconfiguration - Doors	\$ 2,279.00	*
3292	Watchung Spring Water Co., Inc.	Meeting Supplies	\$ 77.93	*
3293	Iorio Construction Company	Progress Payment #12 - Lakewood Airport T Hangars Design /Build	\$ 85,402.88	*
3294	Israel Reinman	Executive Director's Car Allowance - May 2017	\$ 400.00	*
3295	Frantasy Enterprises, LLC	Marketing and Public Relations Services for the month of May 2017	\$ 2,000.00	*
3296	Cleary Giacobbe Alfieri & Jacobs	Inv# 51464/see 51463 also - Lakewood Industrial Commission	\$ 56.00	
3297	Duvy's Media LLC	Inv#s 19073 + 19305	\$ 860.34	
3298	MODC	Meeting Registrations June 2017- Marketing and Public Relations Services to Lakewood Township and the Lakewood Industrial Commission .	\$ 80.00	
3299	Frantasy Enterprises, LLC	Inv# JMAC9SQAB15817 July 2017-June 2018 - Lakewood Industrial Commission Administration Management Services provided to the Lakewood Industrial Commission for the period of 5/1/17-5/31/17	\$ 2,000.00	
3300	Constant Contact	Inv# JMAC9SQAB15817 July 2017-June 2018 - Lakewood Industrial Commission Administration Management Services provided to the Lakewood Industrial Commission for the period of 5/1/17-5/31/17	\$ 405.00	
3301	Anita B. Doyle	Executive Director's Car Allowance - June 2017	\$ 910.00	
3302	Israel Reinman	Executive Director's Car Allowance - June 2017	\$ 400.00	
3303	Watchung Spring Water Co., Inc.	Inv# 7833834 Acct#217214 Supplies	\$ 80.93	
3305	Iorio Construction Company	Progress Payment # 13 Lakewood Airport Hangars	\$ 89,033.00	
3306	Iorio Construction Company	Progress Payment # 14 Lakewood airport Hangars	\$ 533,049.24	
3307	Yussi's	Lakewood Industrial Commission Meeting Expenses (estimated)	\$ 200.00	

* Checks were released in May

172
173

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: JUNE 14, 2017

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

174 On roll call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	x		
Katz, Shlomo	-		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on items 3295 + 3299

175 The above bills hereby being authorized for payment from Industrial Commission funds.

176

177

178 The following bill was presented for payment approval:

3304 Church & Dwight Co. Inc. Settlement P/O Block 1160, Lot 269 Acq.(ref Lakewood Airport RWE6) \$ 53,000.00

179

180 JF/TC: Motion to approve payment of item # 3304 from Industrial Commission funds. (Stipulating
181 that this approval is given with the understanding that this amount represents a portion of the
182 settlement made between the Township of Lakewood and Church and Dwight for certain lands
183 acquired to remove certain obstructions from RWE6 at Lakewood Airport [Funds are anticipated to
184 be reimbursed to the Lakewood Industrial Commission upon the Township receiving grant monies
185 from the FAA for this acquisition project]).

186 On roll call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin			x
Katz, Shlomo	-		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		

187

188 **COMMENTS FROM THE COMMISSIONERS:**

- 189 • Mr. Kirschner thanked the Commissioners for their support during his recent health issues.

190

191

192 TC/JF Motion to adjourn the meeting. Carried.

193

194 Meeting was adjourned at 12:50 PM

195

196

197 Dated 7/12/17

by Anita B. Doyle, Administration Manager