

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: FEBRUARY 26, 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 12:35 PM by Chairman Robert Kirschner.
2

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)	x	
Flancbaum, Justin (JF)	x	
Katz, Shlomo (SK)	-	x
Rabinowitz, Sam (SR)	x	
Schuster, Edwin (ES)	-	x
Stafford-Smith, Gregory (GSS)	x	
Kirschner, Robert-Chairman (RK)	x	
Quorum Count:	5	2
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	x	
Kean, Sean – Comm Atty	x	
Doyle, Anita–Scty-Designee	x	
Staiger, Jeff – Comm. Engineer	x	

Also in attendance: Frances Kirschner of Frantasy Enterprises (M&PR for Lakewood Township/LIC); David Nicola, Exec Director Lakewood Chamber of Commerce, Eric Kowalski of United Aerial Advertising

3
4 **MINUTES OF THE JANUARY 29TH MEETING**

5 Ms. Doyle advised the Commissioners that the minutes of the January 29th meeting are still being
6 proofread and it was requested that approval of those minutes be waived. By consensus, the
7 Commissioners waived the approval of the minutes of January 29th.

8
9 * * *

10
11 The following resolution was offered by GSS/NB, and carried, to move the meeting into Closed
12 Session.

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

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

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

- 19 1. The public shall be excluded from discussion of private and confidential matters
20 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
21 hereinafter specified.
22 2. The general nature of the subject matter to be discussed is as follows:

23 **CONTRACT NEGOTIATIONS**

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- 24 **PERSONNEL**
- 25 **LITIGATION**
- 26 **OTHER**

- 27 3. It is anticipated at this time that the above stated subject matter will be made public
- 28 only when the reasons for discussing and acting on them in closed session no longer
- 29 exists; said determination to be made by further resolution adopted by the Industrial
- 30 Commission.
- 31 4. This resolution shall take effect immediately.

* * *

The Meeting moved into Closed Session at 12:38 PM
On a Motion by GSS/JF and carried the meeting returned to Open Session at 1:20 PM

* * *

GSS/JF: Motion to authorize the Commission attorney to draft an LOI with terms and details as
were discussed and offer the LOI to the LIC's prospective client for acceptance and compliance.
Further, after the letter is constructed, it will be distributed to the Commissioners for their approval.
Carried.

BILL LIST DATED February 26, 2014:

The following bills were presented to the Commissioners for payment approval to be paid by
Industrial Commission budgeted funds:

Number	Name	Memo	Amount
2923	Cleary Giacobbe Alfieri & Jacobs	Inv# 22268 - Legal services provided through 1/31/14	\$ 747.40
2924	Anita B. Doyle	Administrator of Accounts February 2014 Inv#LIC1600 - Marketing and Public Relations Services provided to Lakewood Twp / LIC February 2014	\$ 400.00
2925	Frantasy Enterprises, LLC	Inv#37328 - Turnpike Authority Takings / LIC	\$ 2,000.00
2926	Gertner Mandel & Peslak, LLC	Inv#1515T062-2 thru 11/30/13 Lakewood Airport Properties Feasibility Study Services	\$ 885.00
2927	Remington Vernick	Executive Director's Car Allowance for the month of February 2014	\$ 6,255.00
2928	Israel Reinman	Acct#127214 Meeting Supplies	\$ 400.00
2929	Watchung Spring Water Co., Inc.	Inv# 13110 - Website Management services through 1/31/14	\$ 152.90
2930	Duvy's Media LLC	Meeting Supplies - estimated total:	\$ 593.08
2931	Yussi's		\$ 175.00

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2932	Asbury Park Press	Legal advertising - Award of Contract - Marketing / Change of meeting time 2/26/14 meeting	\$ 115.00
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Bill List Total 2/26/14: \$ 11,723.38

50
51

GSS/NB Motion to authorize payment of items # 2923-2932. On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Flancbaum, Justin	x		
Katz, Shlomo	-		
Rabinowitz, Sam	x		
Schuster, Edwin	-		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on #2925

52

Motion carries.

53

54

STATEMENT OF ACCOUNTS:

55

The LIC's Statement of Accounts dated February 26, 2014 was prepared and presented for acceptance.

56

57

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

58

59

EXECUTIVE DIRECTOR'S REPORT:

60

Mr. Reinman reported on the following:

61

- Block 549.02 Lot 2 New Hampshire Holdings, LLC. The Contract Purchaser is scheduled to appear before the Planning Board next month (March). Their CAFRA application has been filed. Tree-Save issues have been resolved.

62

63

64

- Block 549.01, Lot 2 (Lakewood Equities) – Architect is doing plans.

65

66

- Turnpike Takings – Attorney Sean Gertner is in possession of a signed agreement. We are waiting on the State to cut a check. Anyday now.

67

68

- Lakewood Airport

69

- There is a lot of activity at Monmouth Executive Airport

70

- Hangar space is being sought at Lakewood Airport. We have none.

71

- Access to Hangar area. Construction of Parkway interchange improvements changed access to the Hangar area.

72

- Lakewood Airport is looking to build T-Hangars

73

- Lakewood Airport is seeking estimates from JCP&L and LTMUA to bring utilities into their site. We are deciding on the shortest path to bring in the utilities

74

- We have not raised the issue with the Township for bonding

75

- We began looking at costs of building hangars. We certainly do not have the money to build all that we want to.

76

77

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- 78 ○ Might be able to build partnerships with new tenants
79 ○ Operations:
80 ▪ We have 2 banner-towing businesses; 2-3 banner-towing businesses have
81 approached Lakewood. We have limited fields to allow operations for all
82 applicants.
83 ▪ Plan to move the banner drop to the west side of the runway
84 ▪ A few weeks ago the FSDO performed a site visit and analysis. The net
85 analysis from the FAA was that we could accommodate a third operator on the
86 field subject to safety procedures (included into an SOP document) being
87 developed.
88 ▪ This is a first-come-first-served selection process
89

90 **ATTORNEY'S REPORT:**

91 The Attorney's report took place in Closed Session under contract negotiations
92

93 **CORRESPONDENCE:**

94 None
95

96 **COMMITTEE REPORTS**

97 No Committees met this month.
98

99 **OLD BUSINESS:**

- 100 • 60 ACRES – Non Aviation lands adjacent to Lakewood Airport
101 ○ Feasibility Study is moving into its next phase. Hopefully after the County gives their
102 input, and insertion of traffic counts the report will be finalized.
103 • 13 ACRES – Northeast Parkway Acquisition Area
104 ○ No Change
105 ○ We asked the interested party for a letter/proposal of interest.
106

107 **NEW BUSINESS:**

108 No new business.
109

110 **PUBLIC PORTION:**

- 111 • Fran Kirschner introduced David Nicola to the Commission as the new Executive Director of
112 the Lakewood Chamber of Commerce. Mr. Nicola expressed his pleasure to meet the
113 Commission members and offered to be available to the LIC to assist in supporting Lakewood
114 businesses.
115 • Eric Kowalski – United Aerial Advertising, incorporated in 1993.
116 ○ Intends to be a full-time tenant of Lakewood Airport
117 ○ Has been with Monmouth Airport since 1993
118 ▪ There are issues at Monmouth at this time
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- 119 ○ Owns 5 banner-towing planes. Basing 4-5 and will use maintenance services and fuel
- 120 ○ Has created a joint venture with High Exposure, Inc.
- 121 ▪ A good number of their clients are local. Sending them to Miller may cause
- 122 loss of business
- 123 ○ Building size needed? They could bring in a trailer. Need storage for letters for
- 124 banners / billboards. Need 2 hangars and 3-4 tiedowns
- 125 ○ Mr. Reinman: The entities will have to sit down and work out Standard Operating
- 126 Procedures (SOP)
- 127 ○ Mr. Wells: The development south of the fence – how soon? (recapture of runway
- 128 length) – Mr. Reinman: Soon.
- 129

RESOLUTIONS:

140201 Resolution Awarding Contract for Administration Management Services.

132 GSS/JF Motion to adopt Resolution 140201 to hire Anita B. Doyle to provide Administration
133 Management Services to the Lakewood Industrial Commission at an hourly rate until such services
134 are no longer deemed necessary in order to maintain continuity of Lakewood Industrial Commission
135 office and Commission business.

136 On Roll Call:

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

137 Resolution hereby being adopted.

COMMENTS FROM THE COMMISSIONERS:

140 S. Langert: The purchaser of the Property (Lakewood Equities) is confident that they will close on
141 the property.

ADJOURN:

144 GSS/NB Motion to adjourn the meeting. Carried.

146 Meeting was adjourned at 1:59 PM

By Anita B. Doyle