

**LAKESWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 14, 2018

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 11:40 AM by Chairman Robert Kirschner.
 2 Oath of Office for a new 5-year term as Commissioner was administered to Edwin Schuster by Sean
 3 T. Kean.

4 Roll Call for Attendance:

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

Also in attendance: Shloimie Klein, First Amendment Activist; DeAnna Pistola, Cedar Management

5
 6 **MINUTES:**
 7 Approval of the Minutes of February 14, 2018 were waived by consensus of the Commissioners.
 8

9 **STATEMENT OF ACCOUNTS:**
 10 The Statement of Accounts was presented to the Commissioners for their information and
 11 acceptance.
 12

13 Mr. Reinman reported that the Road Program will now be paid in full with the approval of check
 14 #3319 (drawn on Investors Bank).

15
 16 GSS / ES Motion to accept the Statement of Accounts as presented. Carried.
 17
 18

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 14, 2018

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.

19
20
21
22

BILL LIST:

The following bills were presented for payment approval to be drawn from Industrial Commission accounts:

Num	Name	Memo	Amount
<u>LAKELAND BANK</u>			
3563	Duvy's Media LLC	Invoice # 20761 - Lakewood Website management & hosting	177.08
3564	Cleary Giacobbe Alfieri & Jacobs	Legal Services provided Inv# 57627 thru February 28, 2018	2,131.40
3565	Frantasy Enterprises, LLC	Inv# 030118 Marketing and Public Relations Services March 2018	2,000.00
3566	Anita B. Doyle	Inv#18003 Administration Management Services through 2/28/18	945.00
3567	Watchung Spring Water Co., Inc.	Office supplies order#1802270447 Acct 127214	66.93
3568	Yussi's	Meeting supplies	187.00
3569	Israel Reinman	Executive Director's Car Allowance March 2018	400.00
Total Lakeland Bank - Main Operations			5,907.41
<u>INVESTORS BANK</u>			
3319	Township of Lakewood	Ocean County Schedule C 4th Quarter 2017 - Lakewood Industrial Parks Repaving	289,865.27

Total Investors Bank - Roadway Improvements expenses were approved for a total of \$350,000 LIC Resolution # 170701. Total paid through 12/31/17 = \$338,720.86

Total of March 14, 2018 Bill List : 295,772.68

23
24
25
26
27

GSS / ES Motion to approve the Payment of items 3563-3569 on the Bill List dated March 14, 2018. On Roll Call. Payment of item 3319 was previously approved by adoption of Resolution #170701

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	-		
Flancbaum, Justin	-		
Katz, Shlomo	-		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on item # 3565

28
29

LAKESWOOD INDUSTRIAL COMMISSION
MINUTES

OPEN SESSION • MEETING OF: MARCH 14, 2018

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.

BUDGET TO ACTUAL-

The Budget to Actual report was presented to the Commissioners for their information. No action was required to be taken.

COMMENTS FROM THE PUBLIC:

- Mr. Shloimie Klein
 - Sees that there are Site Review Committee comments. Stated that he has a problem with Mr. Flancbaum being on the Site Review Committee. He's on the Planning Board. Conflict?
 - Sidewalks
 - Mr. Reinman responded to Mr. Klein's comments - that neither of the Site Plan applications reviewed came with any requests for a waiver from sidewalks. The design of the Industrial Park was specifically to not include sidewalks because of the heavy truck traffic. We want to discourage pedestrian traffic in the Industrial Park. Every design of every site is meant for the majority, if not all, of its activity to happen off the street. When we have a situation where people are on the street and excessive parking on the street, it spooks the drivers. Complaints are filed and eventually companies will move from the Industrial Park. The demand for commercial and industrial space is high. This is a long-standing policy of the Industrial Commission.
 - Discussion continued about sidewalks and public pedestrian safety
 - There was a meeting between the schools. Schools are angry because they are now being required to put in sidewalks.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Reinman reported on the following matters:

- 2018 Road Project
 - Mr. Reinman submitted information to the County through the Department of Public Works for this year's road program. The County found that when they opened up the roads, there wasn't much road underneath. Repairs were more intense.
 - RK: We need to anticipate traffic issues. We should request scheduling around the schools' high traffic periods.
 - Oak Street
 - Streets that are heavily traveled - need to look at water pipes.
 - J. Staiger reported that the DOT put out a "Freight grant". The Township submitted for this grant at the end of last year. Waiting to hear back from the DOT
 - Submitted a bunch of streets to the County. Will coordinate with Engineering.
 - New traffic signals have been activated

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 14, 2018

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.

- 70 • T-Hangars
- 71 ○ Advertising for leasing opportunities for t-hangars
- 72 • Owen and Little projected to start next week
- 73 • First reading of the ordinance – conveyance of Airport property to LIC
- 74 ○ 90 acres for the airport proper
- 75 ○ 60 acres – non-aviation dedication
- 76 ▪ We are requesting land release
- 77 • There are a number of overtures for large scale development of the 60-
- 78 acre tract
- 79 • SAFE Zone – No update
- 80 • Met with a company in the industrial park – they need more land for commercial/industrial
- 81 use.
- 82 ○ Industrial / commercial tax collection represents about 20% of the local tax base.

ATTORNEY’S REPORT:

84 Update in Closed Session on White Elephant

CORRESPONDENCE:

87 None

COMMITTEE REPORTS:

- 91 • Site Review Committee
- 92 ○ SP 2284 – Letters submitted to Lakewood Planning Board
- 93 ○ SP 2285 – Letters submitted to Lakewood Planning Board
- 94 • Sign Committee
- 95 ○ Received a drawing and will continue discussion in Closed Session (Contract
- 96 Negotiations)
- 97 • Mr. Reinman reminded the Commissioners that there needs to be another meeting with the
- 98 Contract Review Committee.

PUBLIC RELATIONS AND MARKETING:

100 Fran Kirschner reported on the following:

- 101 • She serves along with Mr. Reinman and Bob Kirschner on the MODC Economic
- 102 Development Committee – promoted Lakewood during these meetings
- 103 • Strand Theater fund raiser at Houlihans on 3/14/18 (portions of sales dedicated to Strand
- 104 Theater with presentation of a flyer)
- 105 • Articles released:
- 106 ○ Lakewood DPW regarding extra trash pick-up days for Passover
- 107

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 14, 2018

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.

- 108 ○ Lakewood Township / Lakewood Police Department / Lakewood First Aid /
- 109 Lakewood Civilian Safety Watch / Lakewood Fire Department – participating in
- 110 safety campaign – issuing safety cards.
- 111 ○ Ladacin – Rosebud Gala
- 112 ○ April 25th is Staff Appreciation Day (Chamber of Commerce hosting event at The
- 113 Grande (Best Western)
- 114 ○ Strand Gala – April 25. Fran Kirschner is an honoree

OLD BUSINESS:

None

NEW BUSINESS:

None

The following resolution was offered by GSS/ES and carried to move the meeting into Closed Session at 12:08 PM.

WHEREAS, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2., 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) exclusions 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

PERSONNEL

LITIGATION

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.

On a Motion by GSS/NB and carried, the meeting returned to Open Session at 12:45 PM.

**LAKESWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: MARCH 14, 2018

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.

147 **CONSENT AGENDA RESOLUTIONS:**

148 None

149

150 **RESOLUTIONS:**

151

152 **180301** Resolution awarding professional services contract under Fair and Open Process to
153 Starmark Appraisals. Appraisal of 60 acre tract to establish market value.

154 GSS / NB Motion to adopt resolution 180301.

155 ON ROLL CALL:

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

156

157

158 Resolution to be memorialized at the April 2018 meeting:

159 NB / GSS: Award of Contract for Architectural Services to Tokarski and Millemann in the
160 amount of \$2,000.00. Preparation of concept plan for airport terminal building.

161 ON ROLL CALL:

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

162

163 **COMMENTS FROM THE COMMISSIONERS:**

164 None.

165

166 NB / ES Motion to adjourn. Carried.

167 Meeting was adjourned at 12:48PM

168

169 Dated: 4/10/18

by Anita B. Doyle, Administrative Manager